

**SOLE
AGENT**



Valnord Apartments

Valnord Warehouse, Valnord Road, St Peter Port,
Guernsey, GY1 1 DU

 x1-2  x1 TRP TBC

- Superb new development in quiet location on town outskirts
- Attractive granite warehouse, thoroughly renovated
- Offers 10 apartments, with a mix of 1 and 2 bedrooms
- Secure underground parking for one car per apartment
- Separate secure gated storage unit for each apartment
- Undertaken by well regarded local developer
- Finished to an excellent specification throughout
- Good first time buyers home or investment property

**£450,000 -
£520,000**

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

Apartment 1 - £500,000



Entrance Hall

9'9" (2.97) max & 3'3" (0.99) min x
12'8" (3.86) max & 3'8" (1.12) min
L-shaped
Wood effect flooring.

Utility Cupboard

5'10" x 4'4" (1.78m x 1.32m)
Incorporating space and plumbing for
washing machine and space for tumble
dryer together with immersion heater and
meters.

Bedroom 1

13'5" x 9'10" (4.1m x 3m)
Window to front.

Ensuite W.C

5'10" x 5'3" (1.78m x 1.6m)
Two piece white suite of wall mounted

wash hand basin and concealed low
flush wc.

Bedroom 2

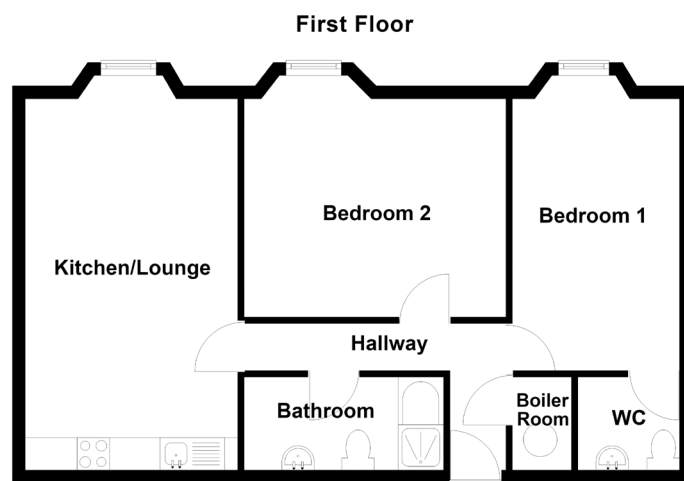
13'8" x 10'2" (4.17m x 3.1m)
Window to front.

Bathroom

8'8" x 5'10" (2.64m x 1.78m)
Three piece white suite of bath with
shower over, wall mounted wash hand
basin and concealed low flush wc.

Kitchen / Lounge

19'9" x 13'7" (6.02m x 4.14m)
Wood effect flooring. Window to front.
The kitchen area is fitted with a range of
sage wall and base units with composite
work surfaces over incorporating 1 ½
bowl, single drainer stainless steel sink.



Apartment 2 - £460,000



Entrance Hall

12' (3.66) max & 3'4" (1.01) min x
12'6" (3.82) max & 3'7" (1.08) min
L-shaped
Wood effect flooring.

Utility Cupboard

5'11" x 2'2" (1.8m x 0.66m)
Incorporating space and plumbing for
washing machine and space for tumble
dryer together with immersion heater and
meters.

Bathroom

7'5" x 5'10" (2.26m x 1.78m)
Three piece white suite of bath with
shower over, wall mounted wash hand
basin and concealed low flush wc.

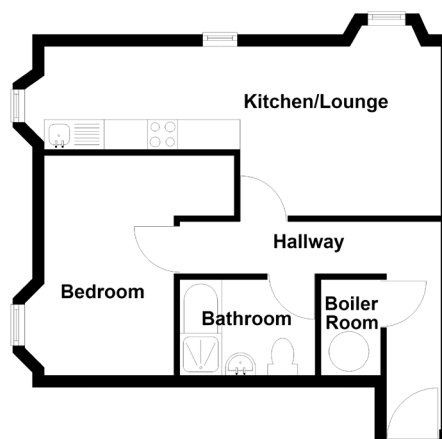
Bedroom

12' x 10'5" (3.66m x 3.18m)
Window to front.

Kitchen / Lounge

24'3" x 11'7" (7.4m x 3.53m)
A lovely light room boasting windows
to front and side, with a pair of glazed
double doors to side opening onto a
glazed Juliet balcony. The kitchen area
is fitted with a range of sage wall and
base units with composite work surfaces
over incorporating a single bowl, single
drainer stainless steel sink. Space for
dining table. Wood effect flooring.

First Floor



Apartment 3 - £450,000



Entrance Hall

12'1" (3.68) max & 3'3" (1) min x 12'8" (3.86) min & 3'7" (1.1) min L-shaped
Wood effect flooring.

Utility Cupboard

5'11" x 2' (1.8m x 0.6m)
Incorporating space and plumbing for washing machine and space for tumble dryer together with immersion heater and meters.

Bathroom

7'11" x 6' (2.41m x 1.83m)
Three piece white suite of bath with shower over, wall mounted wash hand basin and concealed low flush wc.

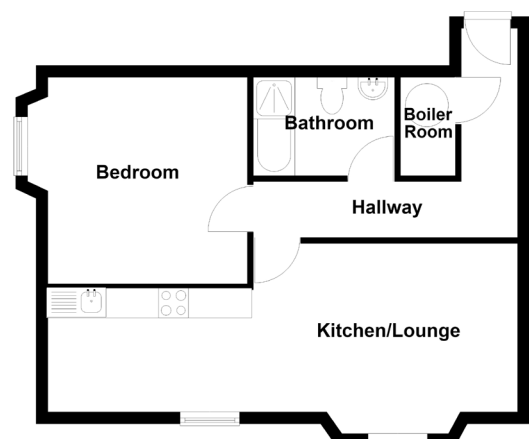
Bedroom

12' x 10'6" (3.66m x 3.2m)
Window to side.

Kitchen / Living Room

24'4" x 11'9" (7.42m x 3.58m)
A lovely light room boasting window to side and a pair of glazed double doors to side opening onto a glazed Juliet balcony. The kitchen area is fitted with a range of sage wall and base units with composite work surfaces over incorporating a single bowl, single drainer stainless steel sink. Space for dining table. Wood effect flooring.

First Floor



Apartment 4 - £490,000



Entrance Hall

9'5" (2.87) max & 3'5" (1.03) min x
21'1" (6.43) max & 3'8" (1.11) min
L-shaped
Wood effect flooring.

Utility Cupboard

5'9" x 4'4" (1.75m x 1.32m)
Incorporating space and plumbing for
washing machine and space for tumble
dryer together with immersion heater and
meters.

Bedroom 1

13'5" x 9'8" (4.1m x 2.95m)
Window to rear.

Ensuite W.C

6'2" x 5'10" (1.88m x 1.78m)
Two piece white suite of wall mounted
wash hand basin and concealed low

flush wc.

Bedroom 2

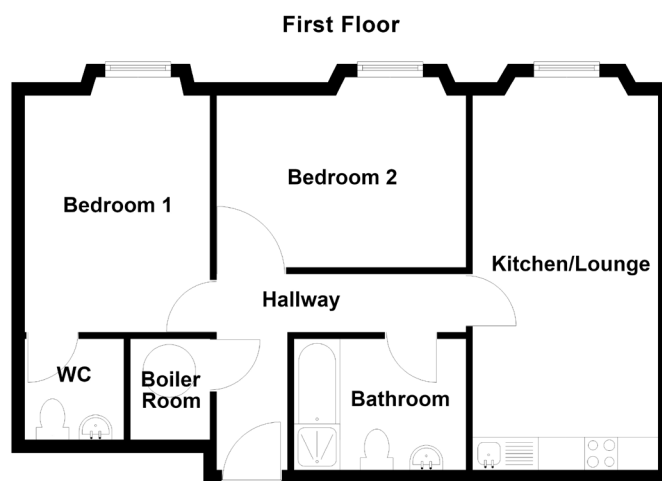
13'6" x 5'2" (4.11m x 1.57m)
Window to rear.

Bathroom

8'8" x 5'10" (2.64m x 1.78m)
Three piece white suite of bath with
shower over, wall mounted wash hand
basin and concealed low flush wc.

Kitchen / Lounge

19'6" x 13'9" (5.94m x 4.2m)
The kitchen area is fitted with a range of
sage wall and base units with composite
work surfaces over incorporating a 1½
bowl, single drainer stainless steel sink.
Space for dining table. Wood effect
flooring. Window to rear.



Apartment 5 - £520,000



Located to one side of the development and comprising...

Entrance Porch

4'3" x 3'4" (1.3m x 1.02m)
Wood effect flooring.

Entrance Hall

15'11" (4.85) max & 3'8" (1.12) min x
11'5" (3.48) max & 3'3" (1) min Z-shaped
Wood effect flooring. Atrium rooflight.

Separate W.C.

6'7" x 2'11" (2m x 0.9m)
Two piece suite of wall mounted wash hand
basin and concealed low flush wc.

Utility Cupboard

6'5" x 2'4" (1.96m x 0.7m)
Incorporating space and plumbing for
washing machine and space for tumble
dryer together with immersion heater and
meters.

Lounge / Kitchen

19'1" x 14'2" (5.82m x 4.32m)
Window to front with a pair of glazed doors
alongside opening onto a Juliet balcony.
The kitchen area is fitted with a range of
sage wall and base units with composite
work surfaces over incorporating a 1½
bowl, single drainer stainless steel sink.
Wood effect flooring. Atrium rooflight.

Bathroom

10'8" x 5'6" (3.25m x 1.68m)
Three piece white suite of bath with shower
over, wash hand basin and concealed low
flush wc. Atrium rooflight.

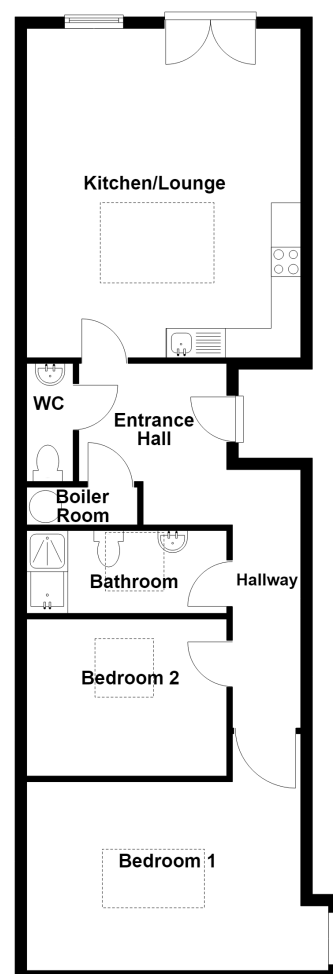
Bedroom 2

10'6" x 8'4" (3.2m x 2.54m)
Atrium rooflight.

Bedroom 1

14'1" x 10'4" (4.3m x 3.15m)
Atrium rooflight. Window to side.

First Floor



Apartment 6 - £515,000



Entrance Hall

9'8" (2.95)m max & 3'9" (1.14) min x 13' (3.96) max x 3'3" (1) min
Wood effect flooring.

Utility Cupboard

5'10" x 3'7" (1.78m x 1.1m)
Incorporating space and plumbing for washing machine together with immersion heater and meters.

Bedroom 1

13'3" x 9'7" (4.04m x 2.92m)
Velux window to front.

Separate WC

5'10" x 5'2" (1.78m x 1.57m)
Two piece white suite of wall mounted wash hand basin and concealed low flush wc.

Bedroom 2

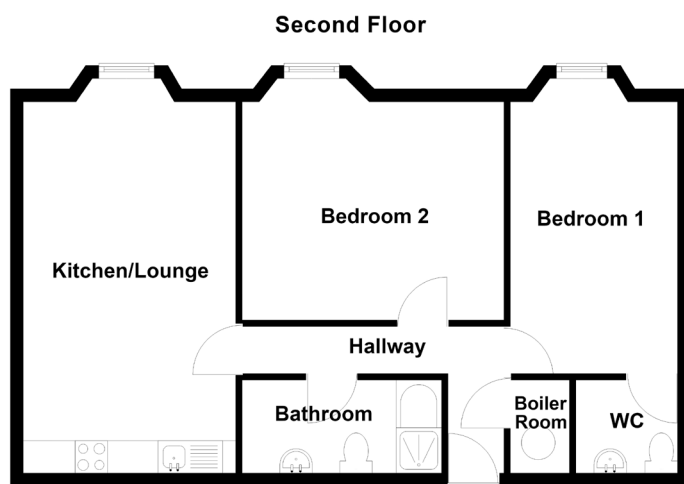
13'6" x 9'9" (4.11m x 2.97m)
Velux window to front.

Bathroom

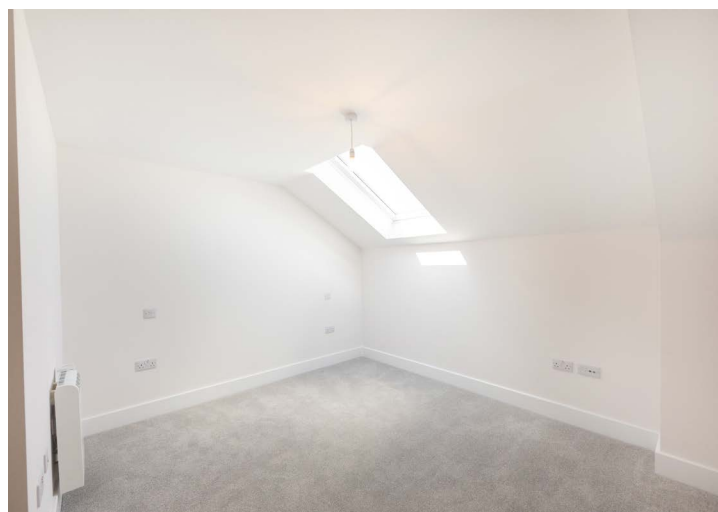
8'8" x 5'11" (2.64m x 1.8m)
Three piece white suite of bath with shower over, wall mounted wash hand basin and concealed low flush wc.

Kitchen / Lounge

19'5" x 13'1" (5.92m x 4m)
The kitchen area is fitted with a range of sage wall and base units with composite work surfaces over incorporating a 1½ bowl, single drainer stainless steel sink. Wood effect flooring. Velux window to front.



Apartment 7 - £480,000



Entrance Hall

12'3" (3.73) max & 3'7" (1.1) min
x 12'9" (3.89) max & 3'3" (1) min
L-shaped
Wood effect flooring.

Utility Cupboard

6' x 2'1" (1.83m x 0.64m)
Incorporating space and plumbing
for washing machine together with
immersion heater and meters.

Kitchen / Living Room

24'2" x 13'4" (7.37m x 4.06m)
A lovely light room boasting velux
window to front, window to side and
a pair of glazed double doors to side
opening onto a glazed Juliet balcony.
The kitchen area is fitted with a range of
sage wall and base units with composite

work surfaces over incorporating a 1½
bowl, single drainer stainless steel sink.
Space for dining table. Wood effect
flooring.

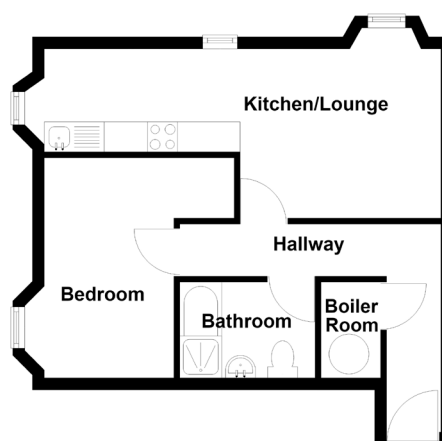
Bedroom

12' x 10'1" (3.66m x 3.07m)
Velux window to front.

Bathroom

7'4" x 6' (2.24m x 1.83m)
Three piece white suite of bath with
shower over, wall mounted wash hand
basin and concealed low flush wc.

Second Floor



Apartment 8 - £460,000



Entrance Hall

12'6" (3.8) max & 3'9" (1.14) min x
12'10" (3.9) max & 3'3" (1) min
Wood effect flooring.

Utility Cupboard

6'1" x 2'1" (1.85m x 0.64m)
Incorporating space and plumbing
for washing machine together with
immersion heater and meters.

Kitchen / Lounge

24'2" x 13'11" max (7.37m x 4.24m
max)

A lovely light room boasting window to
side and a pair of glazed double doors
to side opening onto a glazed Juliet
balcony. Velux window to rear. The
kitchen area is fitted with a range of sage
wall and base units with composite work

surfaces over incorporating a single
bowl, single drainer stainless steel sink.
Wood effect flooring.

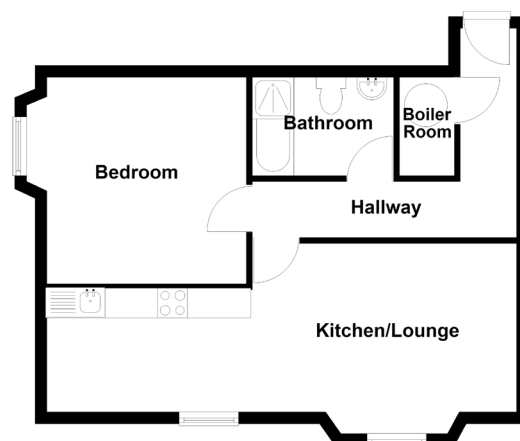
Bathroom

7'5" x 6' (2.26m x 1.83m)
Three piece white suite of bath with
shower over, wall mounted wash hand
basin and concealed low flush wc.

Bedroom

12' x 10'3" (3.66m x 3.12m)
Velux window to rear.

Second Floor



Apartment 9 - £515,000



Entrance Hall

9'5" (2.87) max & 3'8" (1.12) min x
10'2" (3.1) max & 3'8" (1.12) min.
L-shaped
Wood effect flooring.

Utility Cupboard

5'8" x 4'4" (1.73m x 1.32m)
Incorporating space and plumbing
for washing machine together with
immersion heater and meters.

Kitchen / Lounge

19'5" x 13'1" (5.92m x 4m)
The kitchen area is fitted with a range of
sage wall and base units with composite
work surfaces over incorporating a 1½
bowl, single drainer stainless steel sink.
Wood effect flooring. Velux window to
rear.

Bedroom 1

13'4" x 9'7" (4.06m x 2.92m)
Velux window to rear.

Separate WC

5'11" x 5'2" (1.8m x 1.57m)
Two piece white suite of wall mounted
wash hand basin and concealed low
flush wc.

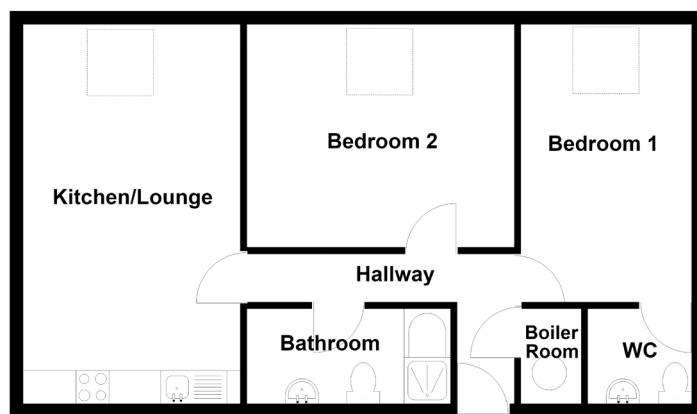
Bedroom 2

13'6" x 9'10" (4.11m x 3m)
Velux window to rear.

Bathroom

8'8" x 6' (2.64m x 1.83m)
Three piece white suite of bath with
shower over, wall mounted wash hand
basin and concealed low flush wc.

Second Floor



Apartment 10 - £510,000



Entrance Hall

8'6" x 3'5" (2.6m x 1.04m)
Wood effect flooring. Storage cupboard housing electric meters.

Store Room

17'2" x 8'6" (5.23m x 2.6m)
Providing useful attic storage

Inner Hall

18'4" x 8'2" (5.6m x 2.5m)
Velux window to front. Wood effect flooring.

Kitchen / Lounge

20'3" x 19'2" (6.17m x 5.84m)
The kitchen area is fitted with a range of sage wall and base units with composite work surfaces over incorporating a 1 1/2 bowl, single drainer stainless steel sink. Wood effect flooring. A pair of glazed

double doors open onto a glazed Juliet balcony with rooftop views over St Peter Port and across towards the East Coast, Herm and Sark. Two velux windows to front and two velux windows to rear.

Shower Room

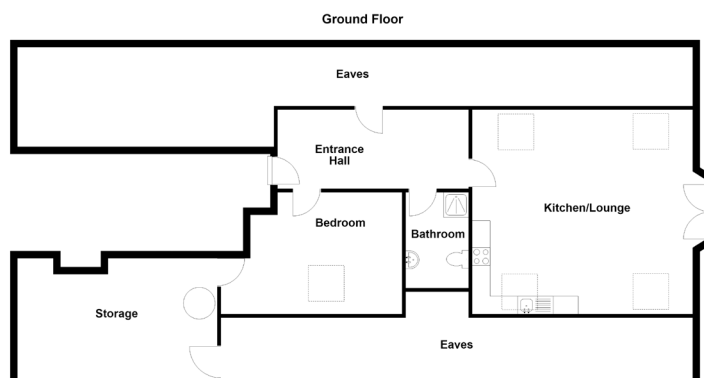
10' x 6'8" (3.05m x 2.03m)
Three piece white suite of shower cubicle, wall mounted wash hand basin and concealed low flush wc. Velux window to rear.

Bedroom

16'9" max 11'3" (5.1m max 3.43m)
Velux window to rear.

Attic Storage

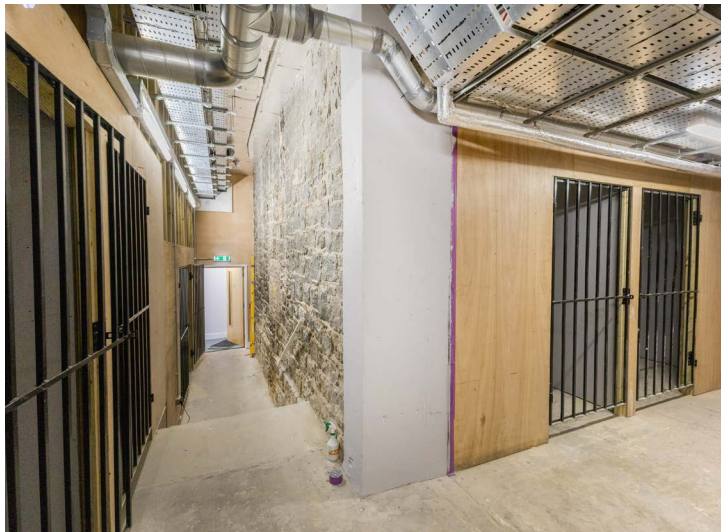
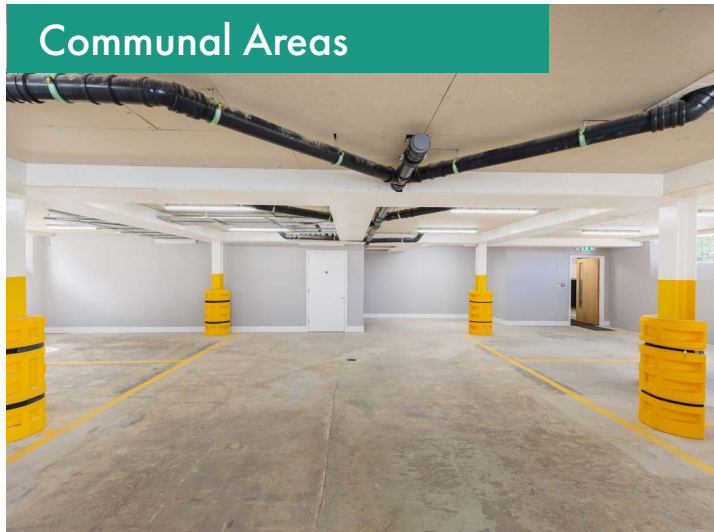
14'6" x 8'6" (4.42m x 2.6m)
A large space housing the immersion heater and providing useful storage.



Accommodation Summary

This superb new development has transformed an attractive granite warehouse into an exclusive collection of ten beautifully appointed apartments on the outskirts of St Peter Port. Sympathetically renovated by a highly regarded local developer, the scheme successfully blends the character of the original building with contemporary design and modern living. The development offers a thoughtfully designed mix of one and two-bedroom apartments, each finished to an excellent specification throughout. Every apartment benefits from secure underground parking for one vehicle, together with a private gated storage unit, providing both convenience and practicality. Ideally positioned within easy reach of the amenities, shops and restaurants of St Peter Port, these apartments present an outstanding opportunity for first-time buyers, professionals and investors alike.

Communal Areas



GROUND FLOOR

Communal Lobby

9'10" x 9'8" (3m x 2.95m)

Glazed door to front. Cupboard housing electric meters. Staircase to apartments, ground level parking area and...

Storage Units

Each apartment benefits from a metal gated storage unit for their own exclusive use.

FIRST FLOOR

Staircase to Second Floor. Doors to Apartment 5 and...

Inner Lobby

13'7" x 8'2" (4.14m x 2.5m)

SECOND FLOOR

Inner Lobby

13'7" x 8'2" (4.14m x 2.5m)

THIRD FLOOR

Landing

8'2" x 4'1" (2.5m x 1.24m)

Velux window to rear.

OUTSIDE

Secure Car Park

At ground level is a gated and secure, covered parking area providing a dedicated parking space in respect of each apartment.

Appliances

Each apartment enjoys a range of Lamona appliances comprising electric oven, hob, stainless steel extractor fan, fridge/freezer and dishwasher.

TRP: TBC

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating.

Construction: Granite construction, completely renovated. uPVC double glazed windows.

Price includes: As seen.

Service charge:

Apartment 1: £341 pcm

Apartment 2: £260 pcm

Apartment 3: £260 pcm

Apartment 4: £341 pcm

Apartment 5: £389 pcm

Apartment 6: £357 pcm

Apartment 7: £276 pcm

Apartment 8: £276 pcm

Apartment 9: £357 pcm

Apartment 10: £389 pcm

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