



APARTMENT 1 MONT HAVELET COURT

George Road, St. Peter Port, Guernsey, GY1 1BD

£2,995,000

OPEN MARKET | SOLE AGENT



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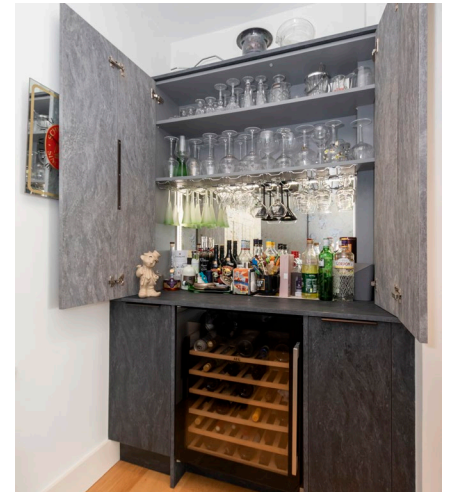
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU



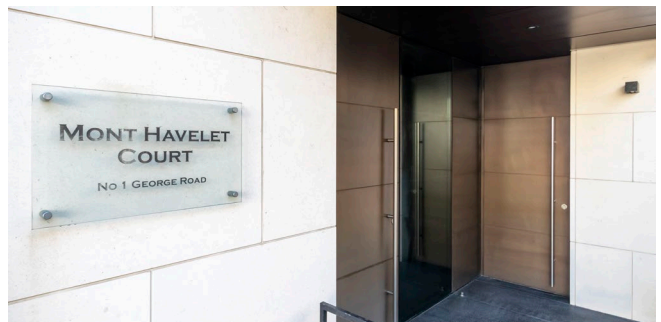
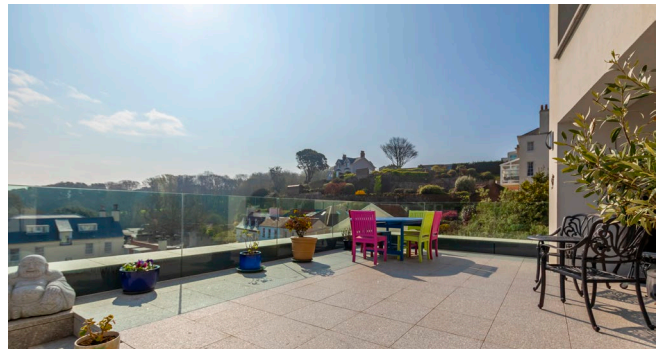
Stunning modern apartment
Finished to a very high specification
Breath-taking sea, island and castle views
Large open plan living area
Beautifully appointed and stylishly decorated
Three bedroom suits plus fully fitted office / fourth bedroom
Secure underground parking for three vehicles
Very large private terrace





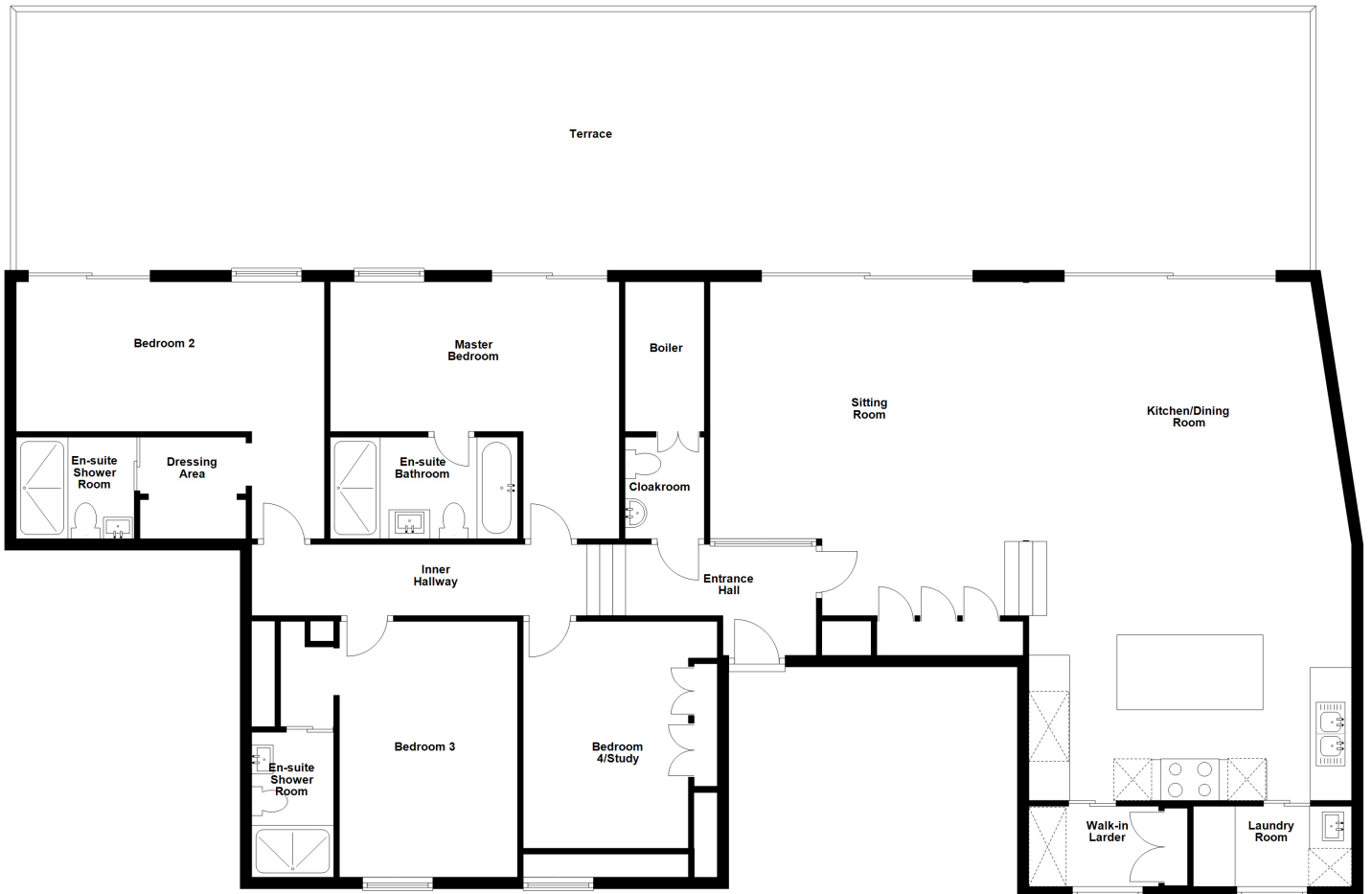








Ground Floor



About Apartment 1 Mont Havelet Court

'Apartment 1 Mont Havelet Court' is a stunning apartment which forms part of a small, bespoke development of just three units. The property is located within walking distance of the shops, restaurants and bars of central St Peter Port but sits in on a quiet one way road. A real highlight of the apartment is the large private terrace which measures approximately 1,350sqft. The accommodation is finished to a very high specification and offers stunning living spaces and well proportioned bedrooms, with many of the rooms benefitting from attractive views towards the east coast and neighbouring islands and also have access to the terrace. Parking is provided in the secure underground garage for three vehicles as well as having access to a storage cupboard, there is also access to a low maintenance communal garden.

ACCOMMODATION COMPRISING

Communal Landing and Stairway

Leads to Apartment 1 with lift access to the secure underground garage.

Entrance Hall

11'6" x 6' (3.5m x 1.83m)

Cloakroom

4'10" x 4'2" (1.47m x 1.27m)

Two piece suite and access to large storage / boiler cupboard.

SPLIT LEVEL LIVING AREA

Sitting Room

18'7" x 19'1" (5.66m x 5.82m)

Sliding doors lead to the 1250sqft terrace. There are stunning sea, Island and Castle views.

Kitchen/Dining Room

29'2" x 19'7" (8.9m x 5.97m)

Sliding doors give access to the large terrace area which offer stunning Sea, Island and Castle views. Appointed with a stylish Leicht kitchen with Kashmir white granite work surfaces over. Itho 3 in 1 boiling / filtered water tap. Siemens appliances include a combi oven, stainless steel American style fridge/freezer, oven, hob, plate warmer and dishwasher.

Utility Room

9'8" x 4'7" (2.95m x 1.4m)

A continuation of the kitchen work surfaces incorporating a sink. Siemens washing machine and tumble drier.

Walk-in Larder

7'1" x 4'2" (2.16m x 1.27m)

Built in bespoke bar area with AEG drinks fridge below. Integrated storage cupboard.

Inner Hall

20'6" x 3'9" (6.25m x 1.14m)

Master Bedroom

17'7" x 16'6" (5.36m x 5.03m)

Double sliding doors give access to the large terrace area providing fantastic Sea, Island and Castle views. Built in wardrobes.

Ensuite Bathroom

10'9" x 5'5" (3.28m x 1.65m)

Four piece fitted suite.

Bedroom 2

19'7" x 9'10" (5.97m x 3m)

Sliding doors to the large terrace giving fantastic Sea, Island and Castle views.

Dressing Area

10' x 2'11" (3.05m x 0.9m)

Fitted wardrobes.

Ensuite Shower Room

5'9" x 5'3" (1.75m x 1.6m)

Three piece suite.

Bedroom 3

14'9" x 10'1" (4.5m x 3.07m)

Dressing Area

6' x 4' (1.83m x 1.22m)

Fitted wardrobes.

Ensuite Shower Room

6'11" x 5' (2.1m x 1.52m)

Three piece suite.

Bedroom 4 / Study

14'6" x 11' (4.42m x 3.35m)

Stylishly fitted with a full range of office storage units with two desks.

OUTSIDE

Terrace

Access to a large fully paved terrace offering stunning Sea, Island and Castle views. The terrace measures approximately 1,350sqft.

Secure Underground Parking

A car lift provides access to a secure underground garage where there is parking allocated for three vehicles. There is one parking space with storage cupboard to the front and two parking spaces located on a stacker.

Communal Garden

A communal garden area is accessed from the garage which is very low maintenance.

Viewing: By Appointment

Possession: By Arrangement

Services: All mains. Category 6 cabling. Full electric wet underfloor heating system. Building ventilation system.

Price includes: Carpets, curtains, light fittings and appliances as listed.

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