



Anfree

Royal Terrace, Gategny Esplanade, St. Peter Port, Guernsey, GY1 2JY

£4,750,000

Open Market



Stunning, newly fitted apartment

Prominent development in centre of St. Peter Port

Views over the East Coast and neighbouring Islands

High specification throughout

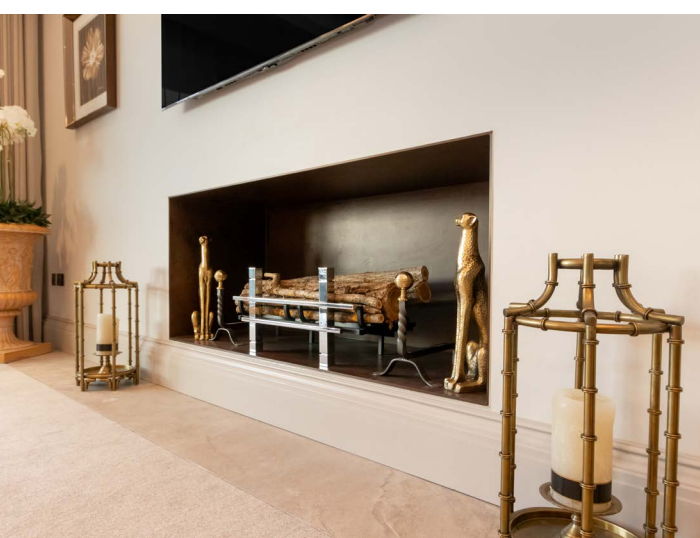
Large windows giving excellent natural light

Three bedroom suites

Terrace with Sea views

Secure underground parking











Approximate total area⁽¹⁾

3200 ft²
Terrace 450 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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About Anfree

'Anfree' is a stunning, newly fitted apartment forming part of the highly regarded Royal Terrace development situated in the very centre of St. Peter Port, within easy walking distance of the marinas, shops and restaurants. Overlooking the East Coast and neighbouring Islands, this third floor apartment offers over 3200sqft of accommodation and benefits from a dual aspect and clever design to maximise the amount of natural light through the property. The 2.9m high ceilings throughout give an added feeling of space and elegance.

The accommodation offers three luxurious bedroom suites, fitted with Italian Novamobili storage units and bath/shower rooms fitted with Villeroy and Boch sanitaryware.

The apartment has been fitted out with the latest technology including Rako lighting, hot and cold air conditioning, heat recovery system and electric under floor heating all creating a highly energy efficient home.

Viewing is highly recommended to appreciate this luxurious and high-spec home.

ACCOMMODATION COMPRISING

Third Floor

Lift access.

Entrance Hall

20'10" x 4'9" (6.35m x 1.45m)

Access to storage cupboard.

Separate WC

8' x 5'7" (2.44m x 1.7m)

Fitted with Villeroy and Boch sanitaryware.

MASTER BEDROOM SUITE COMPRISING...

Bedroom

18'1" x 17'7" (5.5m x 5.36m)

Dressing Room

12' x 9'11" (3.66m x 3.02m)

Integrated Italian Novamobili storage units.

Ensuite Bathroom

9'1" x 8'8" (2.77m x 2.64m)

Fitted with a four piece bathroom suite consisting of walk-in shower, bath, low level WC and dual wash-hand basins. The bathroom is fitted with Villeroy and Boch sanitaryware.

Bedroom 2

20'8" x 11'6" (6.3m x 3.5m)

Fitted with Novamobili Italian wardrobes.

Ensuite Bathroom

10'4" x 7'10" (3.15m x 2.4m)

Fitted with a four piece bathroom suite consisting of walk-in shower, bath, low level WC and dual wash-hand basins. The bathroom is fitted with Villeroy and Boch sanitaryware.

Bedroom 3 / Study

12'10" x 13'6" (3.9m x 4.11m)

Ensuite Shower Room

6' x 9'11" (1.83m x 3.02m)

Fitted with a three piece suite consisting of a large walk-in shower, WC and wash hand basin. The shower room is fitted with Villeroy and Boch sanitary ware.

Living/Dining Room

38'7" x 21'5" (11.76m x 6.53m)

Fitted with a bio-ethanol fireplace. Large doors give access to the balcony, providing wonderful views over the East Coast and neighbouring Islands.

Kitchen

15'9" x 18'11" (4.8m x 5.77m)

The kitchen is fitted with a Channel Islands Ceramics supplied Beckermann Kitchen, including wall and base units, breakfast bar/central island and full range of Gaggenau appliances. Integrated Quooker tap.

Utility Room

6' x 9'1" (1.83m x 2.77m)

Fitted with Beckermann wall and base units. Access to plant room.

Appliances

Full range of Gaggenau appliances including: double oven, warming drawer, dishwasher, oversized fridge/freezer, drinks fridge, washing machine and tumble drier.

Underground Parking

Secure underground parking for three cars within a private shuttered garage.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains electric, water, drainage. Electric underfloor heating.

Construction: Double glazed windows. Rako lighting system. Integrated hot and cold air conditioning. Heat recovery system.

Price Includes: Carpets, voiles, blinds, light fittings and appliances as listed.

2.9m ceilings luxury stately feel.



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