

**SOLE
AGENT**



6 Infinity Crescent

Stanley Road, St. Peter Port, Guernsey, GY1 1QP

 x2  x1 PERRYS 4 C7 TRP 95

- Open plan living
- Two bedrooms
- Two parking spaces
- Sunny private patio
- Close to centre of St. Peter Port
- Communal gardens

£535,000

LOCAL MARKET

swoffers



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







About 6 Infinity Crescent

6 Infinity Crescent is a beautiful end terrace two bedroom property set on a small development close to the centre of St. Peter Port. Built just over 10 years ago these properties offer a perfect opportunity for a first time buy, investment or a lock up and leave. The accommodation comprises of an open plan kitchen and living space with bi-fold doors leading onto the sunny patio and a downstairs cloakroom. Upstairs there are two bedrooms and the family bathroom. Given its position on the crescent number 6 benefits from plenty of evening sun and is flooded with afternoon sun making it feel light and airy throughout. The property also benefits from two secure parking spaces, a communal garden and a private storage cupboard.

ACCOMMODATION COMPRISING

Living Area

21'4" x 12'2" (6.5m x 3.7m)

Wooden flooring. Feature fireplace. Window to side. Bi-fold doors leading to the garden. Stairs to first floor.

Kitchen

Fitted with a range of wall and base units with work surface over incorporating stainless steel sink and drainer.

Separate WC

4'3" x 2'11" (1.3m x 0.9m)

Fitted with a two piece suite of wash hand basin with storage below and W.C.

FIRST FLOOR

Landing

8'6" x 6'3" (2.6m x 1.9m)

Vaulted ceiling with skylight.

Bedroom 1

11'2" x 10'2" (3.4m x 3.1m)

Fitted wardrobes. Vaulted ceiling.

Bedroom 2

10'6" x 8'2" (3.2m x 2.5m)

Vaulted ceiling. Velux window/skylight.

OUTSIDE

Rear

Where there is an area of patio which gets the sun for a majority of the afternoon and overlooks the communal garden area in the centre of the crescent which is lawned and planted with trees.

There are two allocated parking spaces and a storage unit.

Appliances

Neff oven, Falmecc circular extractor fan, Neff induction hob, Neff slimline dishwasher, Neff integrated fridge/freezer, Neff washer/dryer.

TRP: 95

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

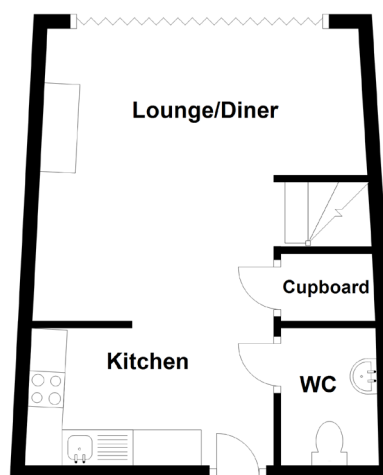
Services: Full electric. Main drains.

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

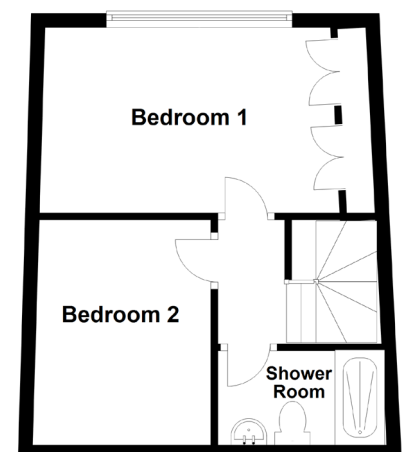
Price includes: Carpets, curtains, light fittings and appliances as listed.

Service charge: £231.75 pcm

Ground Floor



First Floor



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