

**SOLE
AGENT**



Apartment 27

ONE St Julian's Avenue, St. Peter Port, GY1 1ZQ

 x2  x2 **PERRYS 17 F4 TRP 87**

- Two bedrooms
- Two bathrooms
- Convenient St Peter Port location
- One parking space
- Lovely views over Candie Gardens
- Immaculately presented

£545,000

LOCAL MARKET

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





About Apartment 27, One St Julian's

Apartment 27 is a modern and spacious apartment set within the prestigious One St. Julian's Avenue development, ideally located in central St. Peter Port location. Finished to a high standard throughout, the apartment offers well-proportioned accommodation including two double bedrooms, an open-plan kitchen/dining/sitting room with views out over Candie Gardens and contemporary bath and shower facilities. The development benefits from lift access, secure underground parking for one vehicle and direct access to the beautifully maintained Candie Gardens.



ACCOMMODATION COMPRISING

Main Entrance

Access to the apartment which is situated on the third floor.

Entrance Hall

19'4" (5.9) & 3'11" (1.2) x 11'6" (3.5) & 4'7" (1.4) L-shaped

Bathroom

8'6" x 6'11" (2.6m x 2.1m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Fully tiled.

Utility Room

8'2" x 3'11" (2.5m x 1.2m)

Fitted with wall and base units.

Open Plan Kitchen / Lounge / Diner

29'2" & 10'10" x 15'5" (8.9m & 3.3m x 4.7m)

The kitchen area is fitted with a range of wall and base units with work surface over incorporating a 1½ bowl sink and drainer and central island with storage. Wooden flooring. Fitted with under cabinet touch-sensitive lighting. Window providing aspect to the rear and access to a Juliet balcony with views over Candie Gardens. Large storage cupboard.

Bedroom 2

14'9" x 9'10" (4.5m x 3m)

Built-in wardrobes, drawers and vanity unit with drawers. Two windows with aspect over Candie Gardens.

Bedroom 1

11'10" (3.6) x 14'5" (4.4) max & 10'10" (3.3) min

Built-in wardrobes. Sliding door to rear giving access to a Juliet balcony and aspect to the rear.

Ensuite Shower Room

8'6" x 3'11" (2.6m x 1.2m)

Fitted with a three piece suite of large shower, wash hand basin and W.C. Fully tiled.

OUTSIDE

Access to the communal court yard including a bike shed, as well as the post room and locker storage.

Appliances

Integrated 6' fridge/freezer, integrated Neff hob, Neff extractor fan, Neff oven, Neff dishwasher, Neff washer/dryer, Bosch tumble dryer.

TRP: 87

Viewing: BY APPOINTMENT

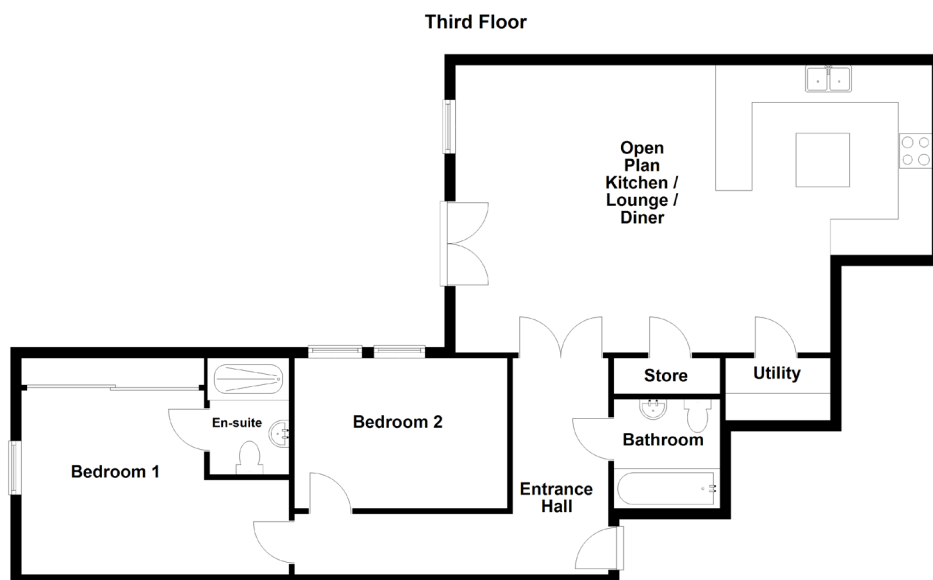
Possession: BY ARRANGEMENT

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

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

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

Service Charge: £433.54 p/m



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