

# MAWSON COLLINS

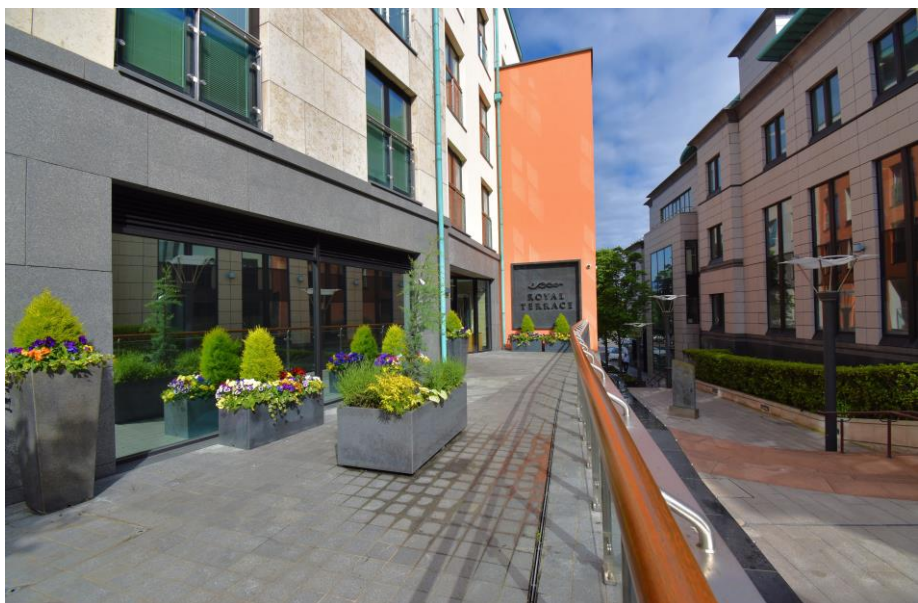
PROPERTY SPECIALISTS

£499,000



1 Hanois House, Royal Terrace, Glategny Esplanade, St Peter Port

Perry's guide reference: 3 L4



- Sizeable 2 Bedroom, 2 Bathroom Apartment
- Within Prestigious Royal Terrace Development
- Central Town Position
- Balcony & Parking For One Vehicle
- Ideal Downsize Property
- TRP 111

### Description

A spacious two bedroom apartment, located within the prestigious Royal Terrace development, in a central position within the heart of St Peter Port.

The accommodation includes a sizeable open plan kitchen/lounge/diner, two double bedrooms, one of which benefits from an en-suite shower room, and a bathroom, the whole apartment enjoying underfloor heating throughout. In addition, there is a balcony and secure parking for one vehicle.

A lovely apartment in a convenient location which would make an ideal downsize property. Viewing is highly recommended by Mawson Collins Limited.











## UPPER GROUND FLOOR



### Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Neff electric oven & grill
- Neff electric hob & extractor fan
- Neff integrated dishwasher
- Neff integrated fridge/freezer
- Miele washing machine
- Miele tumble dryer

### Room Measurements

#### UPPER GROUND FLOOR

Entrance Hall	11' 5" x 10' 2" (3.48m x 3.11m)
Utility Cupboard	5' 2" x 2' 8" (1.57m x 0.82m)
Airing Cupboard	2' 9" x 2' 0" (0.85m x 0.62m)
Storage Cupboard	4' 1" x 3' 8" (1.25m x 1.13m)
Open Plan Lounge/ Diner	29' 9" x 12' 2" (9.06m x 3.71m)
Kitchen	8' 2" x 10' 5" (2.49m x 3.17m)
Bedroom 1	17' 11" x 9' 10" (5.47m x 3.00m)
Ensuite Shower Room	7' 8" x 6' 0" (2.34m x 1.83m)
Bedroom 2	14' 10" x 10' 7" (4.53m x 3.22m)
Bathroom	10' 9" x 6' 11" (3.27m x 2.11m)



### Possession

The property is currently tenanted, with a three-month break clause.

### Services

Mains water, electricity and drainage.  
Electric underfloor heating through.  
uPVC double glazing.

The property is of cavity construction.

### Service Charge

£435 per month to include the buildings insurance, window cleaning, communal cleaning, gardening and lighting, car park maintenance and a sinking fund.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.