

MAWSON COLLINS

PROPERTY SPECIALISTS

£639,000



5 Roustel House, Royal Terrace, Gategny Esplanade, St Peter Port

Perry's guide reference: 3 L4



- Spacious 2 Bedroom, 2 Bathroom Apartment
- Within Prestigious Royal Terrace Development
- Central St Peter Port Location
- Sun Terrace With Distant Sea Views
- Ideal Lock Up & Leave Property
- TRP 122

Description

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

Presented to the market in move-in condition throughout, Apartment 5 Roustel House offers modern fixtures and fittings throughout. With generous accommodation currently comprising entrance hallway with storage, fully fitted kitchen opening through to a good size lounge/diner, two double bedrooms, one of which has an ensuite shower room, along, a further family bathroom and a utility/laundry cupboard.

In addition, the property has the unique benefit of a lovely sun terrace with distant sea views, accessed from the living room, along with secure underground parking for one vehicle.

Overall a great low maintenance home or buy-to-let investment, viewing is highly recommended by Mawson Collins.











FIRST 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

FIRST FLOOR

Entrance Hall	5' 6" x 12' 5" (1.67m x 3.79m)
Inner Hall	10' 2" x 3' 11" (3.10m x 1.19m)
Lobby	11' 8" x 3' 9" (3.55m x 1.15m)
Storage Cupboard	5' 0" x 4' 10" (1.53m x 1.47m)
Airing Cupboard	5' 6" x 4' 8" (1.67m x 1.41m)
Utility Cupboard	5' 0" x 2' 8" (1.52m x 0.81m)
Open Plan Kitchen/	
Lounge/Diner	25' 7" x 20' 1" (7.81m x 6.12m)
Bathroom	7' 6" x 7' 3" (2.29m x 2.20m)
Bedroom 2	13' 8" x 10' 11" (4.16m x 3.32m)
Bedroom 1	18' 5" x 8' 11" (5.61m x 2.72m)
Ensuite Shower Room	9' 1" x 7' 2" (2.76m x 2.18m)



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

£445 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.