

MAWSON COLLINS

PROPERTY SPECIALISTS

£525,000



Apt. 2, Clifton Heights, Les Canichers, St Peter Port

Perry's guide reference: 3 L3



- Stunning Two Bedroom, Two Bathroom Apt
- Prestigious & Modern Development
- With Easy Access To Communal Terrace
- Allocated Parking Space In Secure Car Park
- Within Walking Distance To Town Centre
- TRP 67

Description

Apt. 2, Clifton Heights is a spacious apartment, located within a prestigious development within walking distance of the centre of St Peter Port.

Beautifully finished throughout and built and maintained to a very high standard, the apartment is located on the lower ground floor, with easy access to the secure allocated parking and with the benefit of access onto a communal terraced area.

With two double bedrooms, one of which has an en-suite bathroom as well as an additional shower room, this is a stunning apartment which must be viewed to be fully appreciated.

Quick viewing highly recommended by Mawson Collins Limited.

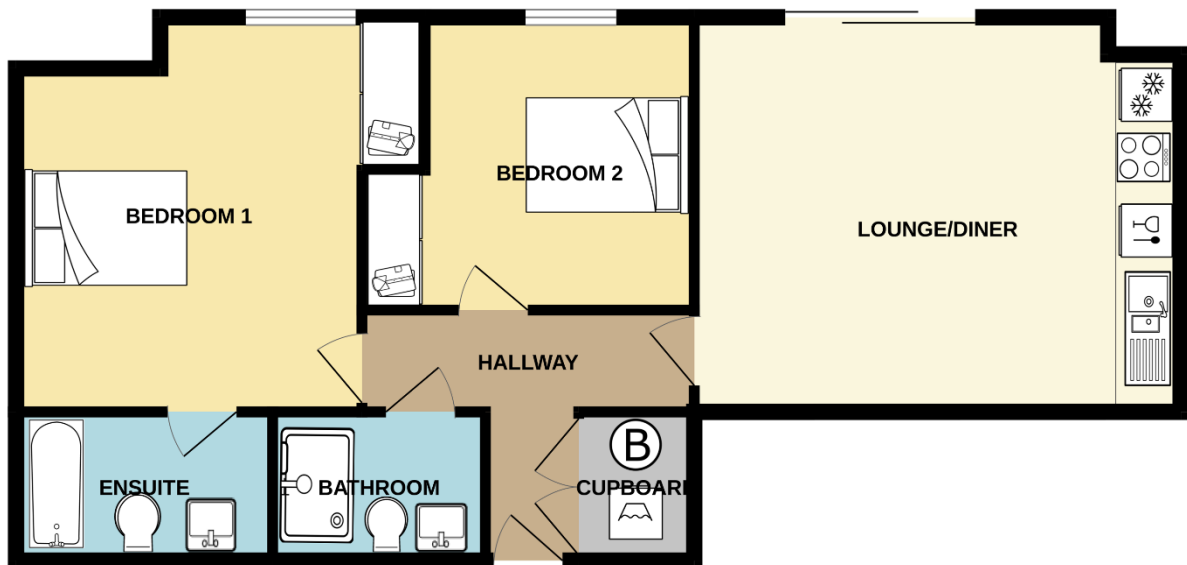












Inclusions

To include the fitted flooring and carpets, the window coverings as fitted and the light fittings. Appliances include:

- Siemens four ring hob
- Siemens extractor fan
- Siemens oven
- Siemens fridge/freezer
- Siemens dishwasher
- Hotpoint washer/dryer

Room Measurements

Entrance Hallway	3' 11" x 12' 3" (1.203m x 3.739m)
Kitchen/Living Area	17' 11" x 15' 4" (5.47m x 4.67m)
Bathroom	7' 8" x 4' 4" (2.33m x 1.31m)
Bedroom 1	19' 5" x 11' 2" (5.93m x 3.40m)
Ensuite Shower Room	7' 5" x 5' 5" (2.26m x 1.65m)
Bedroom 2	9' 11" x 9' 5" (3.03m x 2.88m)



Possession

By arrangement. The apartment is currently tenanted until 31st July 2024.

Services

Mains water, electricity and drainage. Electric underfloor heating. Aluminium double glazed windows.

The property is of modern construction.

Service Charge

£313 per month which includes the communal cleaning, lighting, gardening, window cleaning, general maintenance, fire alarm maintenance and repairs. Buildings insurance, TRP of the communal areas, lift maintenance and servicing, 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.