

# MAWSON COLLINS

PROPERTY SPECIALISTS

£795,000



## 14 Reef House, Havelet Waters, South Esplanade, St Peter Port

Perry's guide reference: 25 G2



- Stunning 2 Bed, 2 Bath Ground Floor Apt
- Spacious Living & Plenty Of Storage
- High Specification Throughout
- Sea Views, Balcony & Secure Parking
- Short Stroll To The High Street
- TRP 112

### Description

A stunning two bedroom apartment, located within the Havelet Waters development, overlooking Havelet Bay and within a short stroll of the restaurants and offices situated within central St Peter Port.

Located on the ground level, this contemporary pied a terre is beautifully finished with high quality fittings and appliances, plus fully fitted wardrobes, a large laundry room and a store room accessed inside the apartment which could be utilised as study, hobby room or for storage. In addition, there is a private balcony with sea views overlooking Castle Cornet and secure parking for one vehicle.

A lovely apartment, encompassing the pinnacle of stylish, low maintenance living. Internal viewing highly recommended by Mawson Collins Limited.



































## GROUND FLOOR



### Inclusions

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

Appliances include:

- Siemens electric oven
- Siemens combination microwave oven
- Siemens induction hob
- Siemens fridge/freezer
- Hotpoint washing machine
- Hotpoint tumble dryer

### Room Measurements

#### GROUND FLOOR

Entrance Hall	7' 3" x 5' 7" (2.21m x 1.71m)
Storage Room	13' 6" x 6' 2" (4.11m x 1.89m)
Inner Hall	21' 3" x 3' 11" (6.48m x 1.20m)
Bathroom	5' 10" x 8' 9" (1.77m x 2.66m)
Laundry Room	6' 4" x 5' 10" (1.94m x 1.79m)
Services Cupboard	3' 11" x 1' 5" (1.20m x 0.44m)
Kitchen	11' 8" x 10' 1" (3.55m x 3.07m)
Lounge / Diner	20' 0" x 19' 6" (6.09m x 5.94m)
Bedroom 1	12' 1" x 9' 5" (3.68m x 2.87m)
Ensuite Bathroom	8' 3" x 6' 2" (2.52m x 1.89m)
Bedroom 2	11' 4" x 10' 4" (3.45m x 3.15m)





### Possession

By arrangement.

### Services

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

We are advised that the property is of modern construction.

### Service Charge

£458 per month (includes: communal cleaning, lighting, maintenance and gardening. Fire alarm, emergency lighting, lifts and car stacker maintenance and repairs. Communal area rates and TRP. Buildings insurance. Window cleaning.)



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.