

MAWSON COLLINS

PROPERTY SPECIALISTS

£669,000



7 Hanois House, Royal Terrace, Gategny Esplanade, St Peter Port

Perry's guide reference: 3 L4



- Spacious 2 Bed, 2 Bath Apartment
- Within Prestigious Development
- Central St Peter Port Position
- Roof Terrace & Balcony
- Parking For Two Vehicles
- TRP 164

Description

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

Finished to a high standard and including underfloor heating throughout, a stunning kitchen, with fully integrated appliances and a separate utility/laundry, a Villeroy and Boch four -piece bathroom and solid wood flooring.

An ideal property for those seeking to downsize or for the convenience of a low maintenance 'lock-up and leave' that can be easily rented with secure parking for two vehicles, a balcony and a sun terrace.

Viewing highly recommended by Mawson Collins.

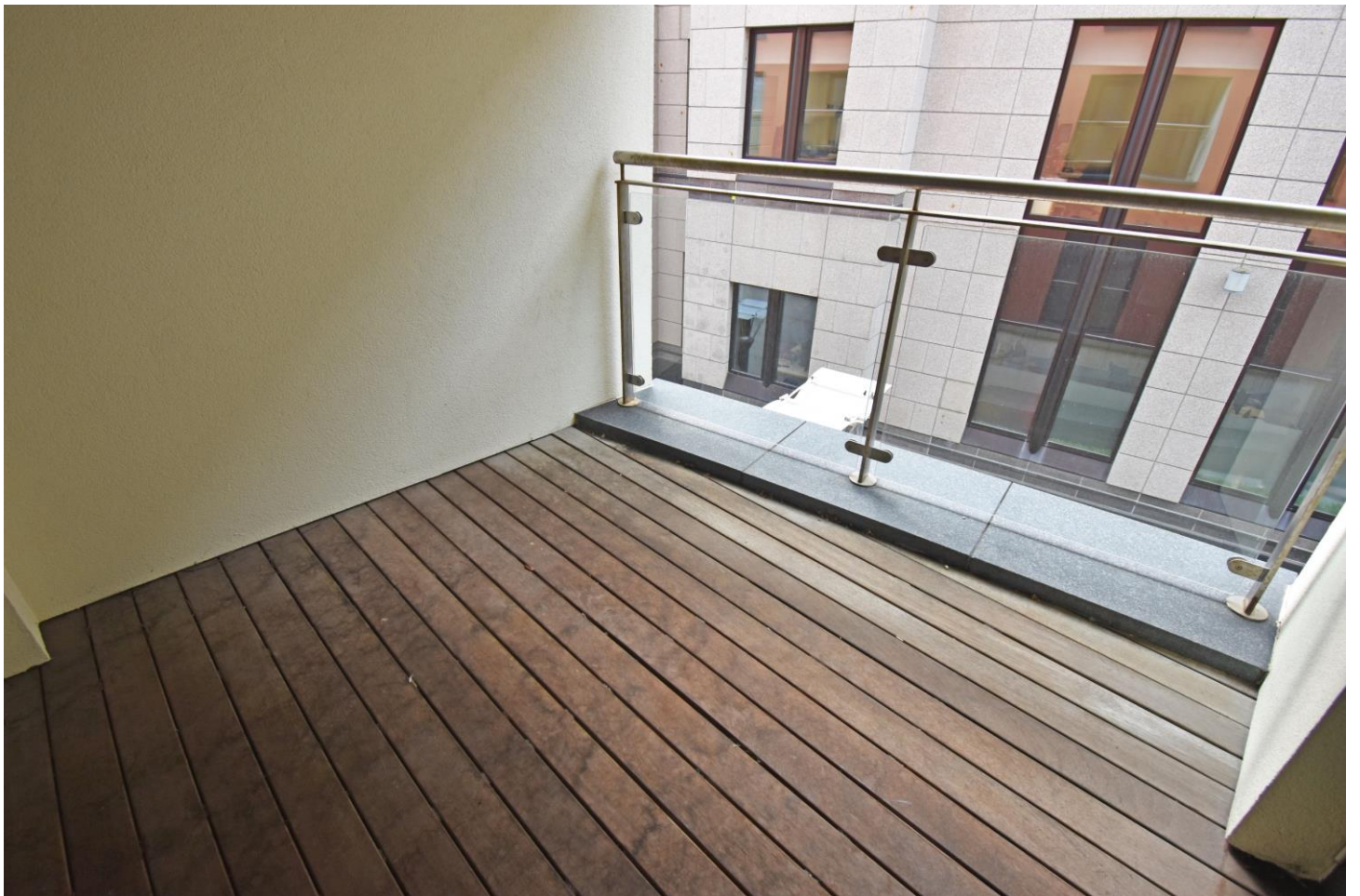








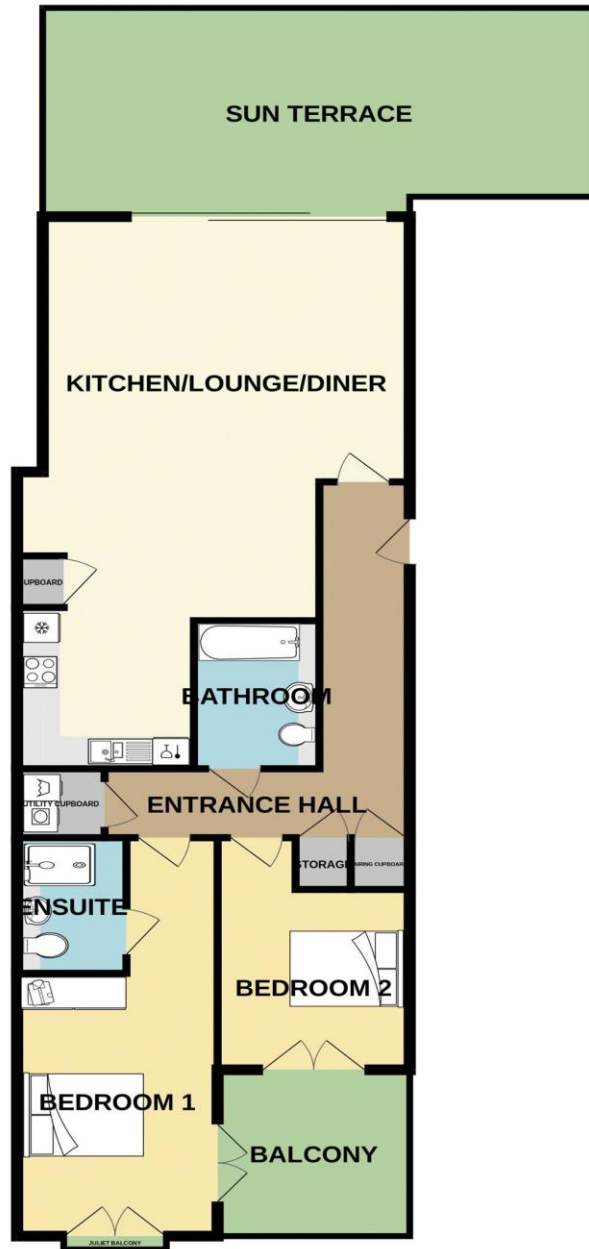








FIRST FLOOR



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 and extractor fan
- Neff integrated dishwasher
- Neff integrated fridge/freezer
- Miele washing machine
- Miele tumble dryer

Room Measurements

FIRST FLOOR

Entrance Hall	20' 3" x 4' 1" (6.18m x 1.25m)
Inner Hall	10' 9" x 4' 3" (3.28m x 1.30m)
Open Plan Kitchen/ Lounge/Diner	33' 10" x 18' 9" (10.32m x 5.72m)
Utility Cupboard	4' 10" x 4' 4" (1.48m x 1.31m)
Bedroom 1	14' 10" x 9' 7" (4.51m x 2.91m)
Ensuite	7' 9" x 5' 5" (2.35m x 1.66m)
Bedroom 2	12' 10" x 9' 5" (3.92m x 2.88m)
Bathroom	8' 2" x 6' 9" (2.49m x 2.07m)



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

£552 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.