

MAWSON COLLINS

PROPERTY SPECIALISTS



£995,000



4 Clifton Crest, Le Platon, St Peter Port

Perry's guide reference: 5 J9



- Stunning Contemporary 2 Bed, 2 Bath Home
- In Quiet Location, With Fabulous Views
- Terraced Garden, With Patio & Deck
- Private Access To Mill Street
- 2 Allocated Parking Spaces
- TRP TBC

A distinctive property designed to a high quality, located in an elevated position in central St Peter Port with unparalleled panoramic views of the surrounding townscape, sea and neighbouring islands from all levels.

Laid out over three floors, the house comprises of a generous entrance lobby, leading down to the upper ground floor, where there are two double bedrooms, both of which access a terraced balcony and a bathroom. On the lower ground floor below there is a utility room, shower room, storage/services room and an open plan kitchen/lounge/diner with sliding doors which open to a paved patio with steps down to the private garden. There is allocated parking for two vehicles and private direct pedestrian access to Burnt Lane/Mill Street.

A low maintenance pied a terre, which combines high specification, with contemporary design to create a fabulous home.











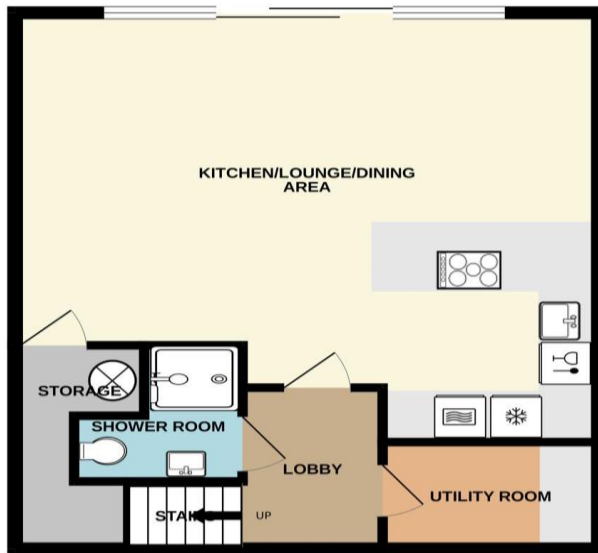




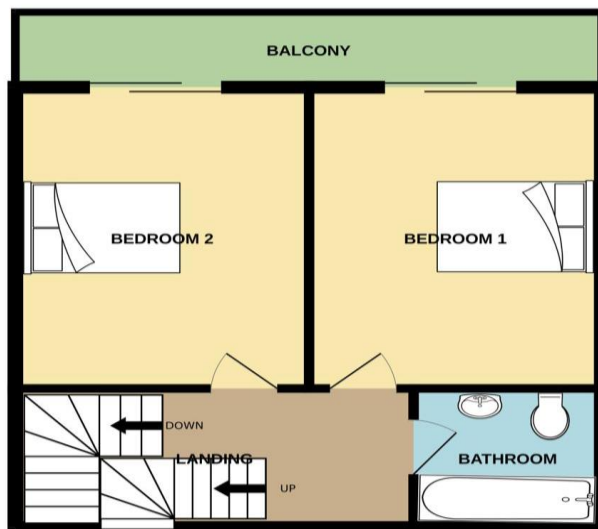




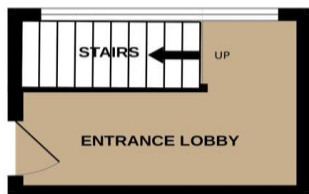
LOWER GROUND FLOOR



UPPER GROUND FLOOR



ENTRANCE LEVEL



Room Measurements

Entrance Lobby	10' 10" x 8' 1" (3.30m x 2.47m)
UPPER GROUND FLOOR	
Stairs & Landing	14' 10" x 6' 4" (4.53m x 1.94m)
Bedroom 1	13' 10" x 10' 9" (4.22m x 3.28m)
Bedroom 2	13' 10" x 10' 9" (4.21m x 3.28m)
Bathroom	7' 1" x 5' 10" (2.15m x 1.78m)

LOWER GROUND FLOOR

Hall	
Utility Room	7' 3" x 4' 10" (2.21m x 1.47m)
Shower Room	6' 4" x 5' 9" (1.94m x 1.76m)
Kitchen/Lounge/ Dining Room	22' 0" x 21' 8" (6.70m x 6.60m)



Inclusions

To include the fitted flooring and carpets, light fittings and appliances.

Appliances include:

Siemens electric oven

Siemens combination microwave oven

Siemens induction hob, with integrated extractor fan

Integrated Siemens dishwasher

Integrated Siemens fridge/freezer

Possession

By arrangement.

Services

Mains water, electricity and drainage. Electric underfloor heating throughout. Double glazing.

The property is of modern construction.

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.