

# MAWSON COLLINS

PROPERTY SPECIALISTS

£669,000



9 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 Sea & Island Views
- Ideal Lock Up & Leave Property
- TRP 123

### Description

A spacious two bedroom, two bathroom second 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. There is secure parking for two vehicles and a sun terrace which enjoys views of the sea and neighbouring islands.

Viewing highly recommended by Mawson Collins Limited.

















SECOND 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**

SECOND FLOOR

Entrance Hall	12' 4" x 5' 5" (3.75m x 1.64m)
Airing Cupboard	5' 4" x 4' 4" (1.63m x 1.33m)
Storage Cupboard	4' 8" x 4' 7" (1.43m x 1.39m)
Inner Hall	10' 0" x 4' 0" (3.06m x 1.21m)
Utility Cupboard	4' 11" x 3' 0" (1.51m x 0.91m)
Open Plan Kitchen/ Lounge/Diner	25' 8" x 20' 5" (7.83m x 6.22m)
Bathroom	7' 8" x 7' 1" (2.34m x 2.17m)
Bedroom 2	13' 5" x 10' 8" (4.09m x 3.26m)
Bedroom 1	18' 6" x 9' 3" (5.63m x 2.81m)
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**

£536 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.