

Apt 8 Hanois House

Royal Terrace, Gategny Esplanade | St Peter Port

This spacious, modern apartment is offered to the market in immaculate condition. The property is part of a prestigious development in the heart of St Peter Port and has been finished to an extremely high standard including granite kitchen worktops and a Villeroy and Boch bathroom suite. Accommodation comprises open plan lounge/kitchen/diner, two double bedrooms, a four-piece bathroom and a utility. The property benefits from a balcony that provides a nice seating area with views of the east coast. There is secure parking for one car but there is also the opportunity to purchase another two parking spaces if required.

£424,000

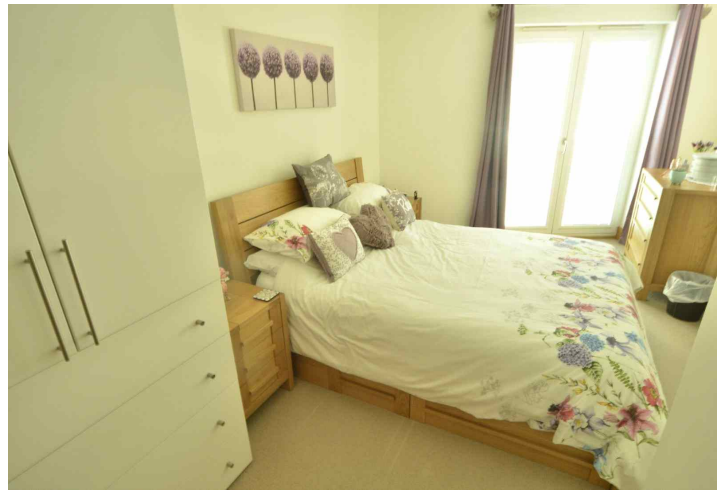
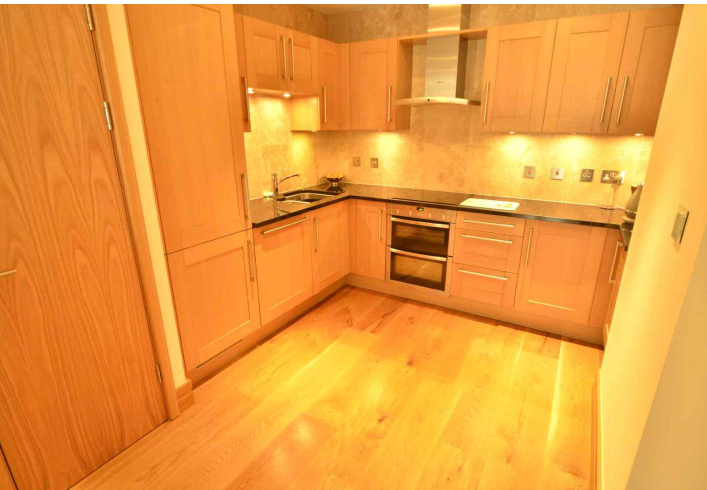
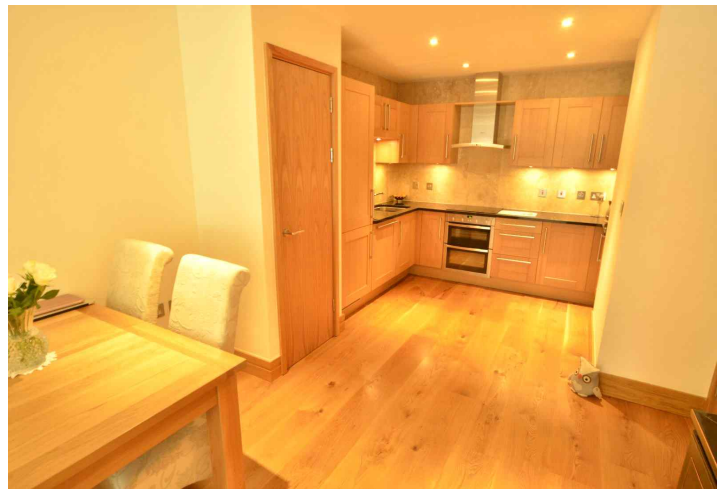
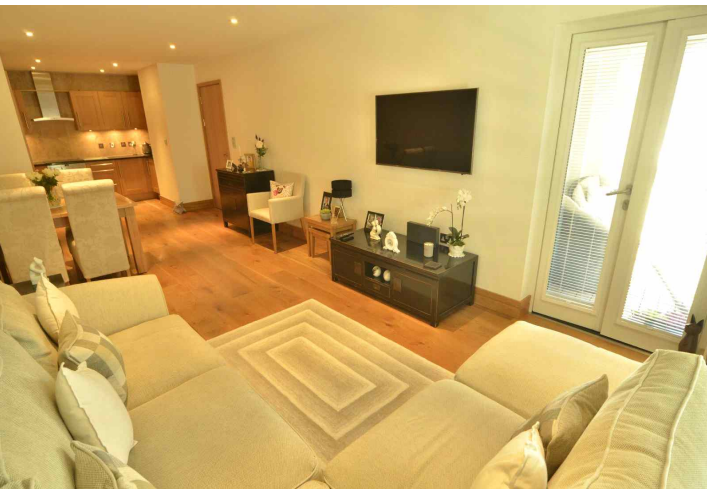
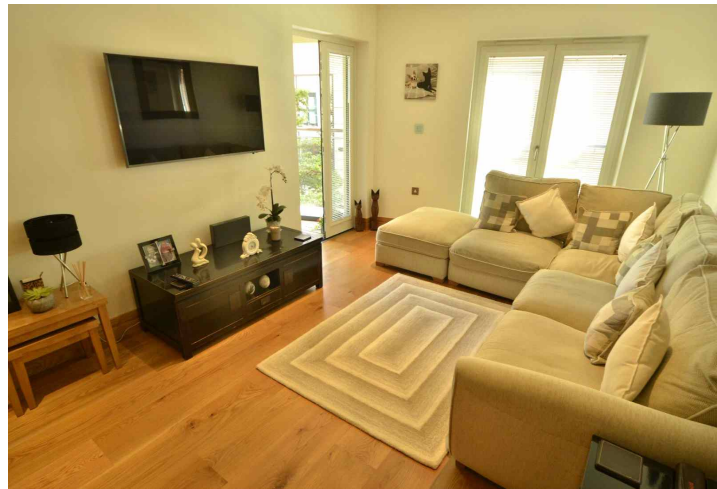
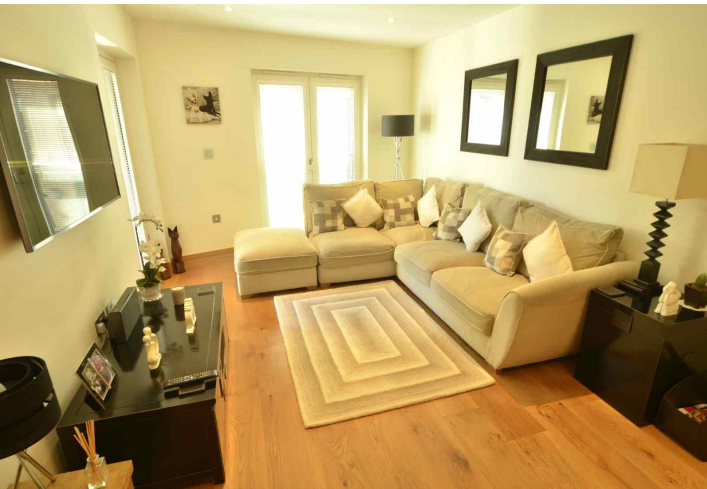
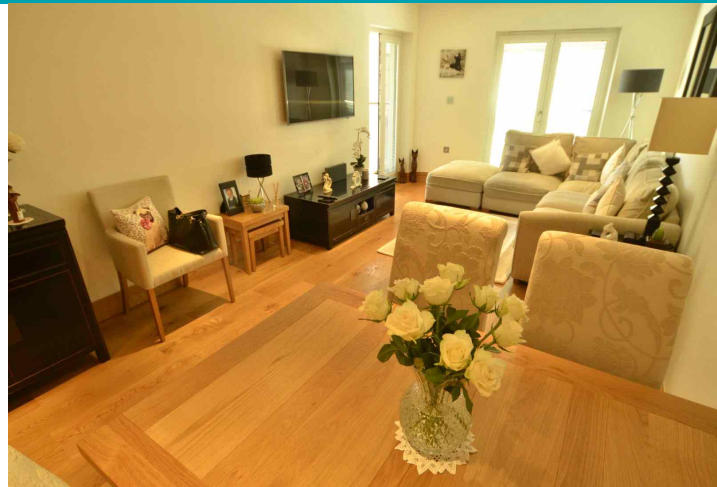
2 BEDROOMS

1 BATHROOM

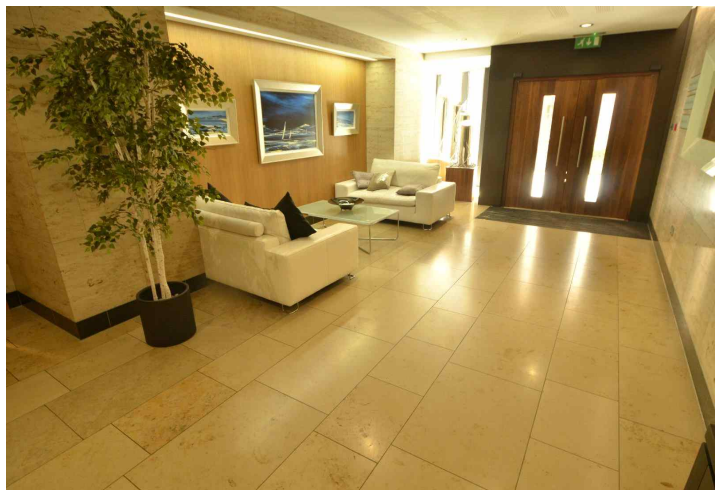
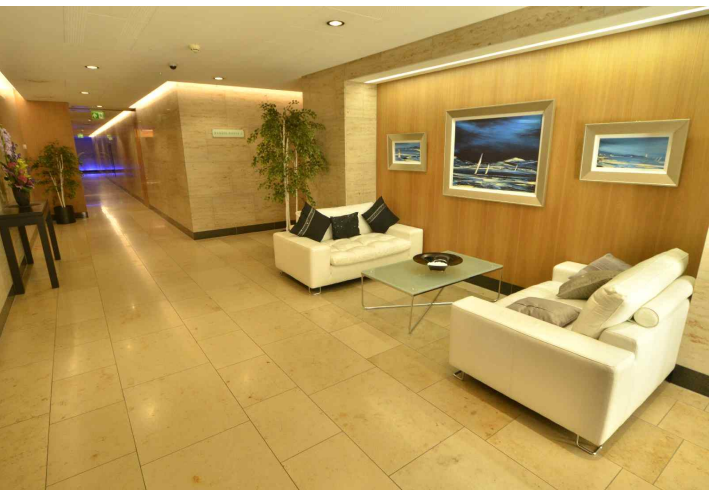
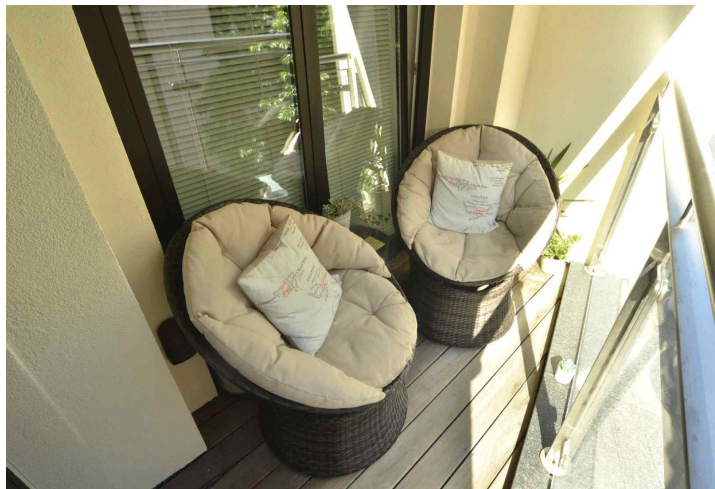
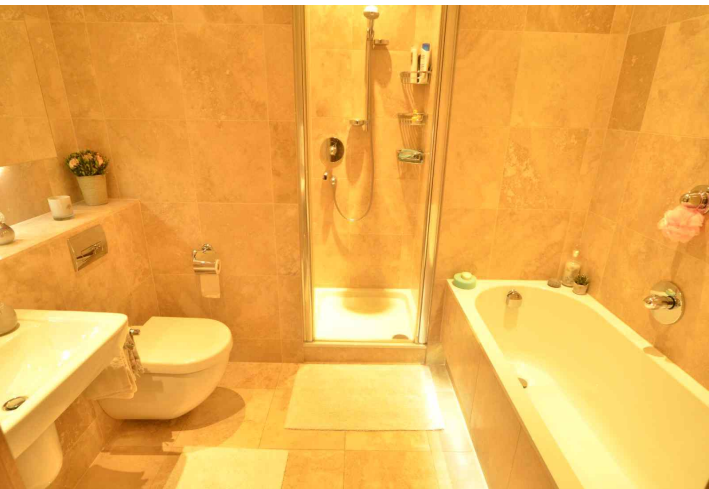
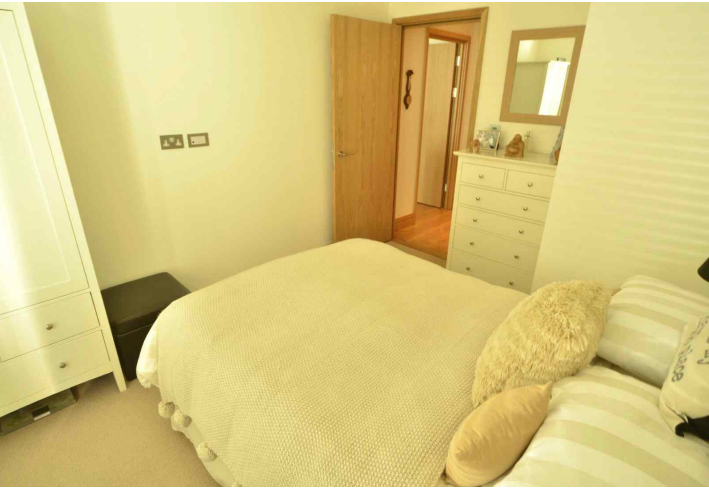
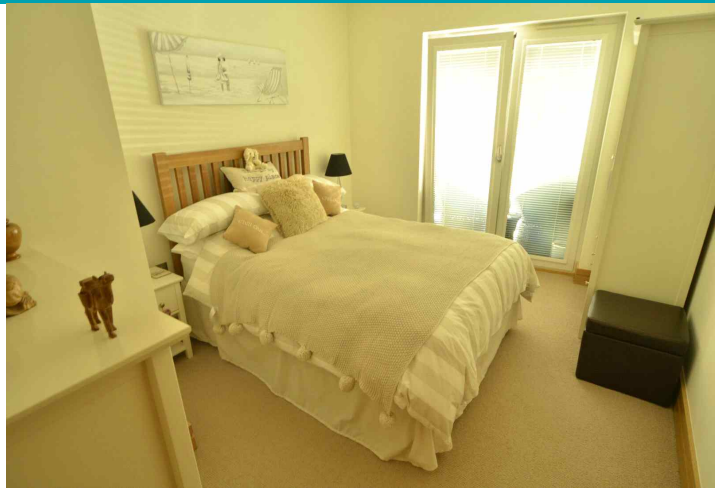
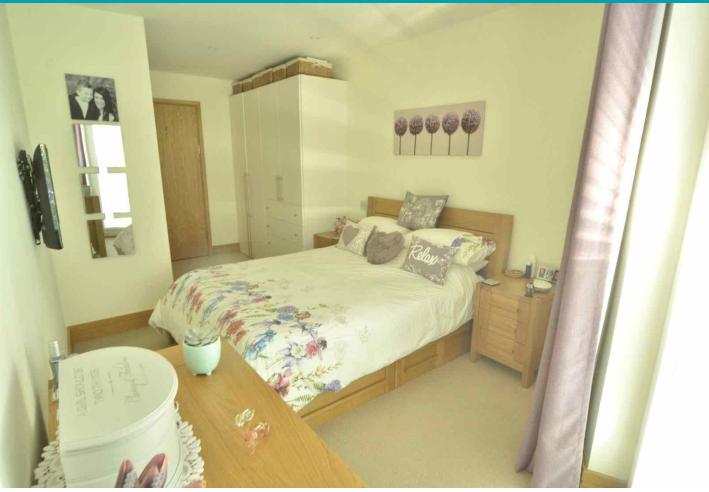
1 RECEPTION

Shields
& Rutland

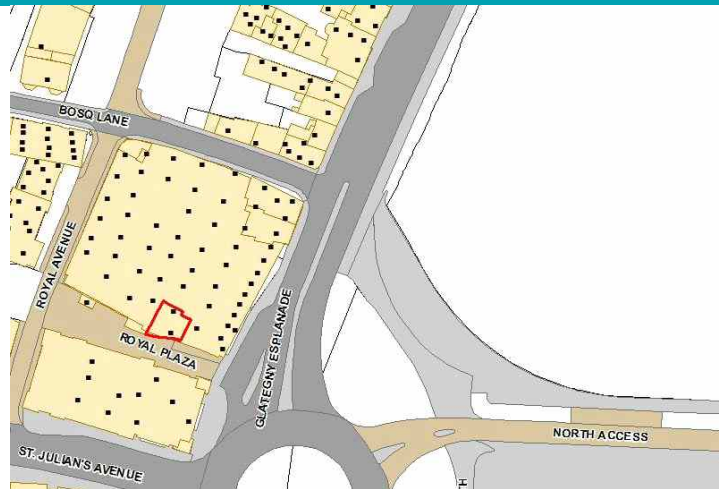
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

13' 1" x 4' 10" (3.99m x 1.47m)

Lounge/kitchen/diner

33' 5" x 10' 7" (10.19m x 3.23m)

Inner Hall

13' x 3' 3" (3.96m x 1.00m)

Bedroom 1

20' 4" x 9' 4" (6.20m x 2.84m)

Bedroom 2

12' 9" x 9' 8" (3.89m x 2.95m)

Bathroom

8' 10" x 8' 3" (2.69m x 2.51m)

Utility

5' 1" x 3' 4" (1.55m x 1.02m)

Parking

There is secure parking for one vehicle

Service Charge

£248 per month

PRICE INCLUDES

- Curtains, carpets and light fittings.

SPECIAL FEATURES

- Double glazing
- East coast views
- Underfloor heating

SERVICES

Mains drains, water and electricity.

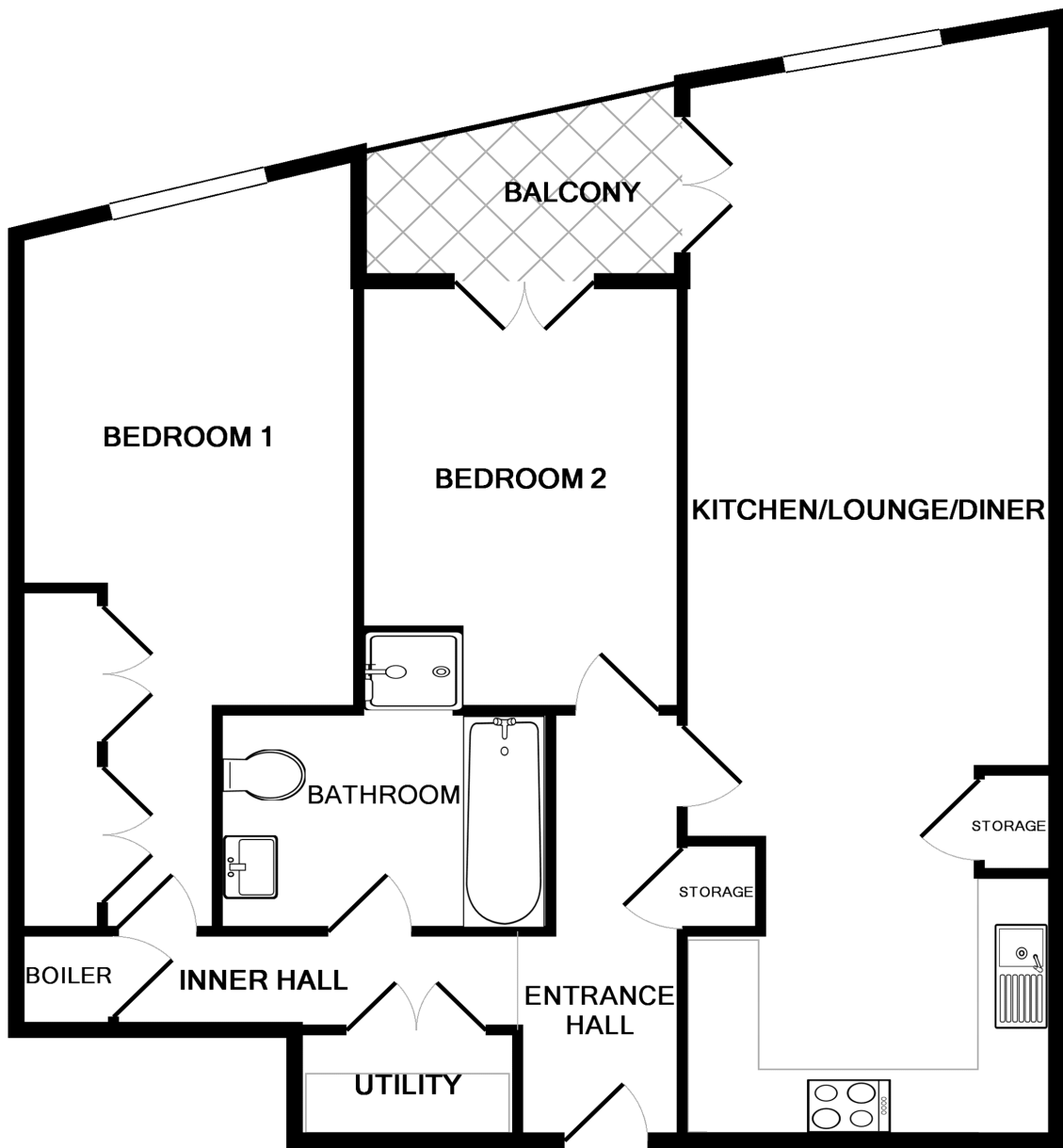
APPLIANCES INCLUDED

- Neff Double Electric Oven with Ceramic Hob
- Brushed Steel Extractor Fan Over
- Integrated Neff Fridge and Freezer
- Neff Integrated Dishwasher
- Miele Washing Machine
- Miele Tumble Dryer

SCHOOL CATCHMENT

- Amherst Primary School
- St Sampsons High

FLOORPLAN



APT HANOIS HOUSE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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OPENING DOORS SINCE 1993