



# The Penthouse, Infinity Lofts

£2,450,000 | OPEN MARKET





# The Penthouse

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## Infinity Lofts

A luxurious Penthouse Apartment with panoramic Island views at the stunning brand new Infinity Lofts development. Situated in a convenient and central location, this stylish home is within a short stroll of the shops and businesses of St Peter Port and boasts a modern design, echoing the New York Loft Style. The lift accessed accommodation covers the second floor of the development and offers a stunning vaulted open plan kitchen/dining/living room which opens onto a large terrace offering panoramic East Coast views. Three excellent double bedrooms, two with ensuites, a further shower room and utility complete the layout. In addition, the property benefits from three secure underground parking spaces. This penthouse apartment is the perfect example of a 'turn key' property and would be an excellent lock up and leave or investment property.

Contact the Open Market team on 01481 711766 for more information.





Stunning brand new penthouse apartment

Only a short walk from the heart of St Peter Port

Large terrace with panoramic Island views

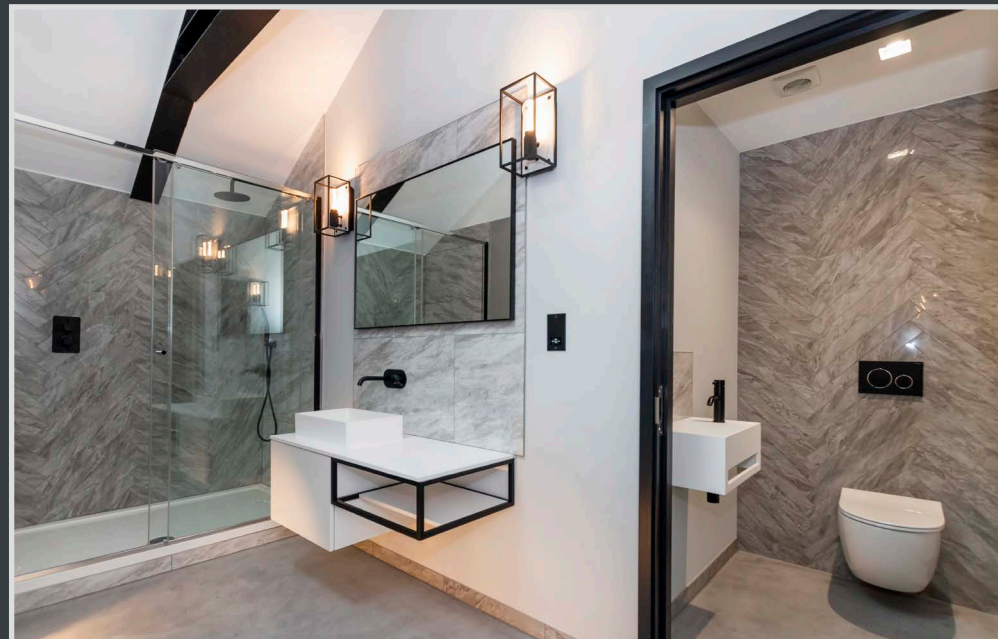
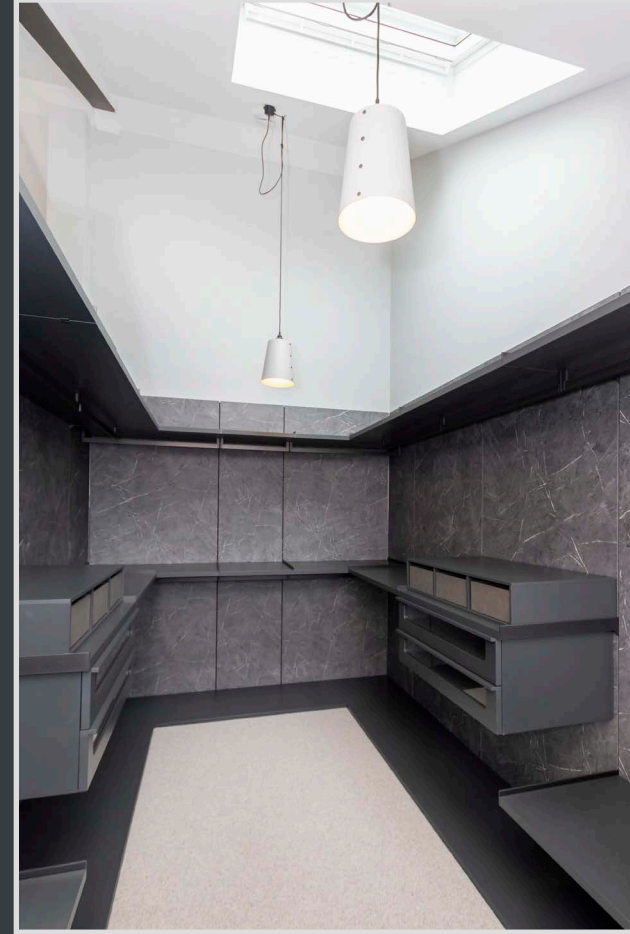
High quality loft style living with industrial themed décor

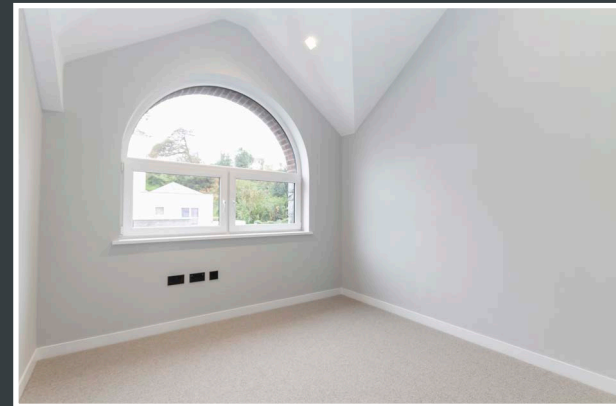
Three double bedrooms including a stunning master suite

Underground parking for three vehicles with lift access

Approximately 1,940 sq. ft of accommodation.

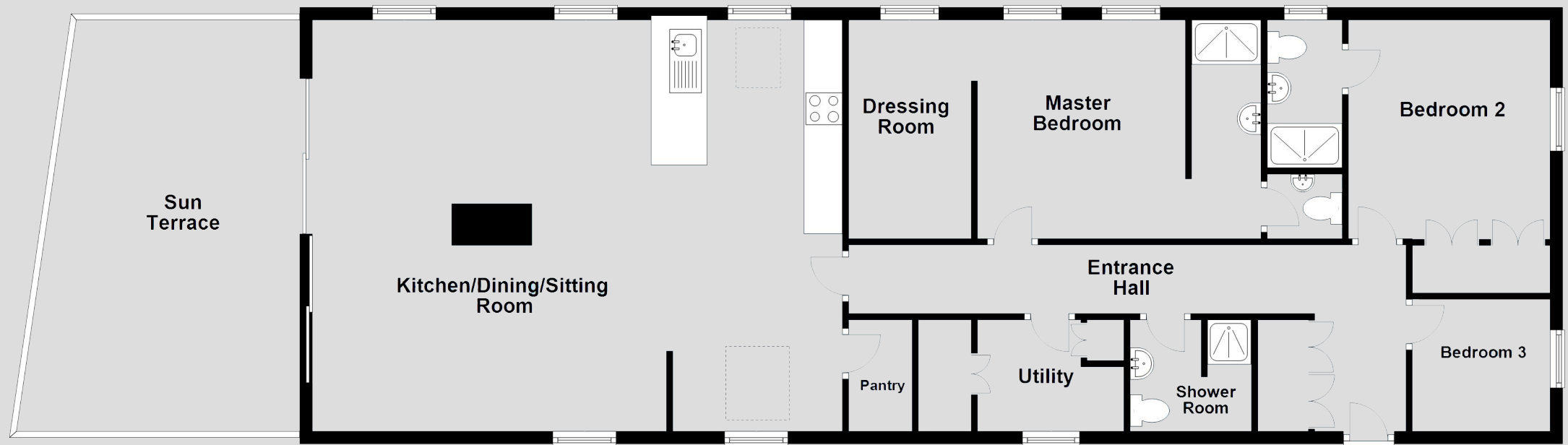
Excellent lock-up-and-leave







## Second Floor



## ACCOMMODATION COMPRISING

### Entrance Hall

12'8" x 5'3" (3.86m x 1.6m)

Access to cloaks and shoe storage cupboards.

### Inner Hallway

31'7" x 4'6" (9.63m x 1.37m)

### Shower Room

7'3" x 4'11" (2.2m x 1.5m)

Fitted with a three piece suite of large walk-in shower with drenching and hand held shower heads, wash hand basin set into a floating vanity unit and low level wc.

### Bedroom 3

9'11" x 9'11" (3.02m x 3.02m)

Attractive arched window to front.

### Bedroom 2

14'9" x 13'3" (4.5m x 4.04m)

Range of built-in storage units.

### Ensuite Shower Room

6'5" x 4'7" (1.96m x 1.4m)

Fitted with a large walk-in shower, wash hand basin set into floating vanity unit and low level wc

### Master Bedroom

13'7" x 12'9" (4.14m x 3.89m)

Opening into...

### Walk-In Dressing Room

13'1" x 7'10" (4m x 2.4m)

Fitted with an extensive range of built-in storage and hanging units.

### Ensuite Shower Room

10'9" x 5'3" (3.28m x 1.6m)

Fitted with a large walk-in shower, floating wash hand basin.

### Separate WC

4'6" x 3'10" (1.37m x 1.17m)

Fitted with a low level wc and wall mounted wash hand basin.

### Open Plan Kitchen / Living / Dining Room

30'4" max x 26'7" (9.25m max x 8.1m)

A feature of the kitchen/living/dining room is a floating wall incorporating space for flat screen television with a bio-fuel fireplace beneath. Large sliding doors leading out onto the balcony providing panoramic views of the East Coast.

### Pantry

7'9" x 4'1" (2.36m x 1.24m)

### Appliances

Miele double oven, Miele hob, Falmec extractor, Miele fridge, Miele freezer and Miele dishwasher.

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage. Electric central heating.

**Price includes:** Carpets, curtains, light fittings and appliances as listed.

**Service Charge:** £484.05 per month.