



# Apartment 31, ONE St Julian's Avenue

St. Peter Port, Guernsey, GY1 1ZQ

Open Market  
£1,950,000

Recently built apartment | Adjacent to Candie Gardens | Two double bedrooms with ensuites  
Short stroll from central St Peter Port amenities | Secure parking for two cars  
High specification of finish | Large south facing terrace with views | Excellent downsize or lock-up



**swoffers**

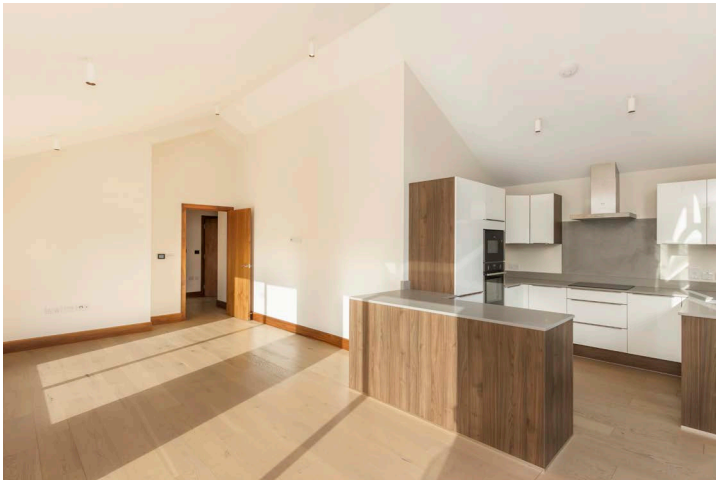


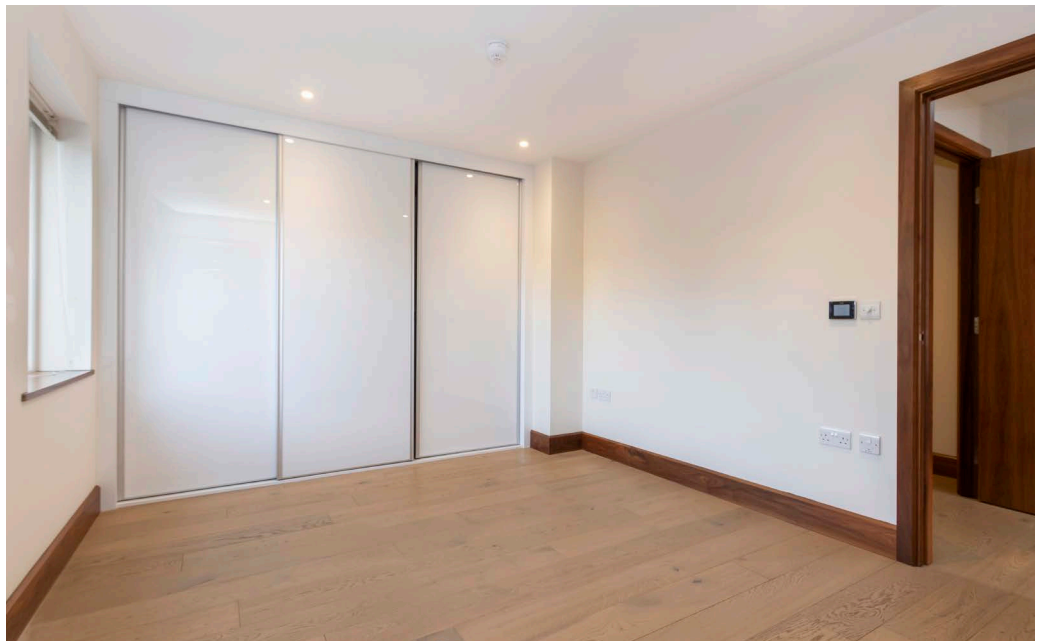
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**01481 711766**

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU











## About Apartment 31, ONE St Julian's Avenue

Swoffers are delighted to offer Apartment 31 ONE St. Julian's avenue for sale, located in the centre of St. Peter Port, just a short stroll from the shops, restaurants, offices and marinas. The apartment has been fitted out to a high specification throughout and offers light and airy accommodation including two double bedrooms with en-suites, a utility room and open plan kitchen/living space. The real highlight is the large 78sq metre south/west facing terrace providing views over Candie Gardens and towards St Peter Port Harbour. In addition there are two secure underground parking spaces making this the ideal downsize or lock-up and leave property.

### ACCOMMODATION COMPRISING

#### 4th Floor

Lift access from the carpark and ground floor entrance.

#### Entrance porch

5'1" x 4'7" (1.55m x 1.4m)

#### Utility Room

5'5" x 4'2" (1.65m x 1.27m)

#### Inner hallway

12'10" (3.92) x 5'1" (1.55) x 7'11" (2.42) x 3'5" (1.04)

Fitted storage cupboards and access to...

#### WC

5'10" x 2'11" (1.78m x 0.9m)

Fitted with a two piece white suite.

#### Bedroom 1

14'3" x 9'1" (4.34m x 2.77m)

Built in wardrobes.

#### En-suite

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

Villeroy and Boch three piece suite with large walk in shower, low level WC and wash hand basin.

#### Bedroom 2

10' x 11'7" (3.05m x 3.53m)

Built in wardrobes

#### En-Suite

6'2" x 5'10" (1.88m x 1.78m)

Villeroy and Boch three piece suite including bath with shower over, low level WC and wash hand basin.

#### Kitchen/Living/Dining room

22'10" (6.95) x 11'9" (3.57) x 19'9" (6.03)

The kitchen is fitted with a range of high gloss

wall and base units with silestone worktop. Two pairs of double doors leading to large terraced area with views overlooking Candie Garden and towards Castle Cornet.

#### Appliances

Neff washer/dryer, Neff single oven, Neff microwave, Neff induction hob, Neff extractor fan, Neff dishwasher, Neff fridge/freezer.

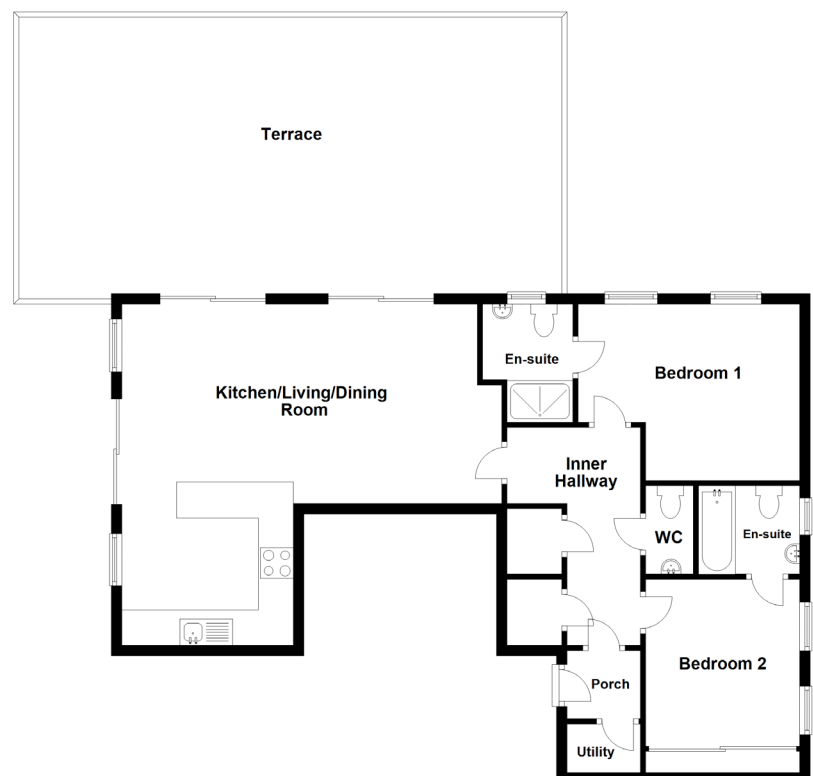
**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains services. Electric central heating.

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

Floor Plan



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