



APARTMENT 32



ST PETER PORT



£2,650,000

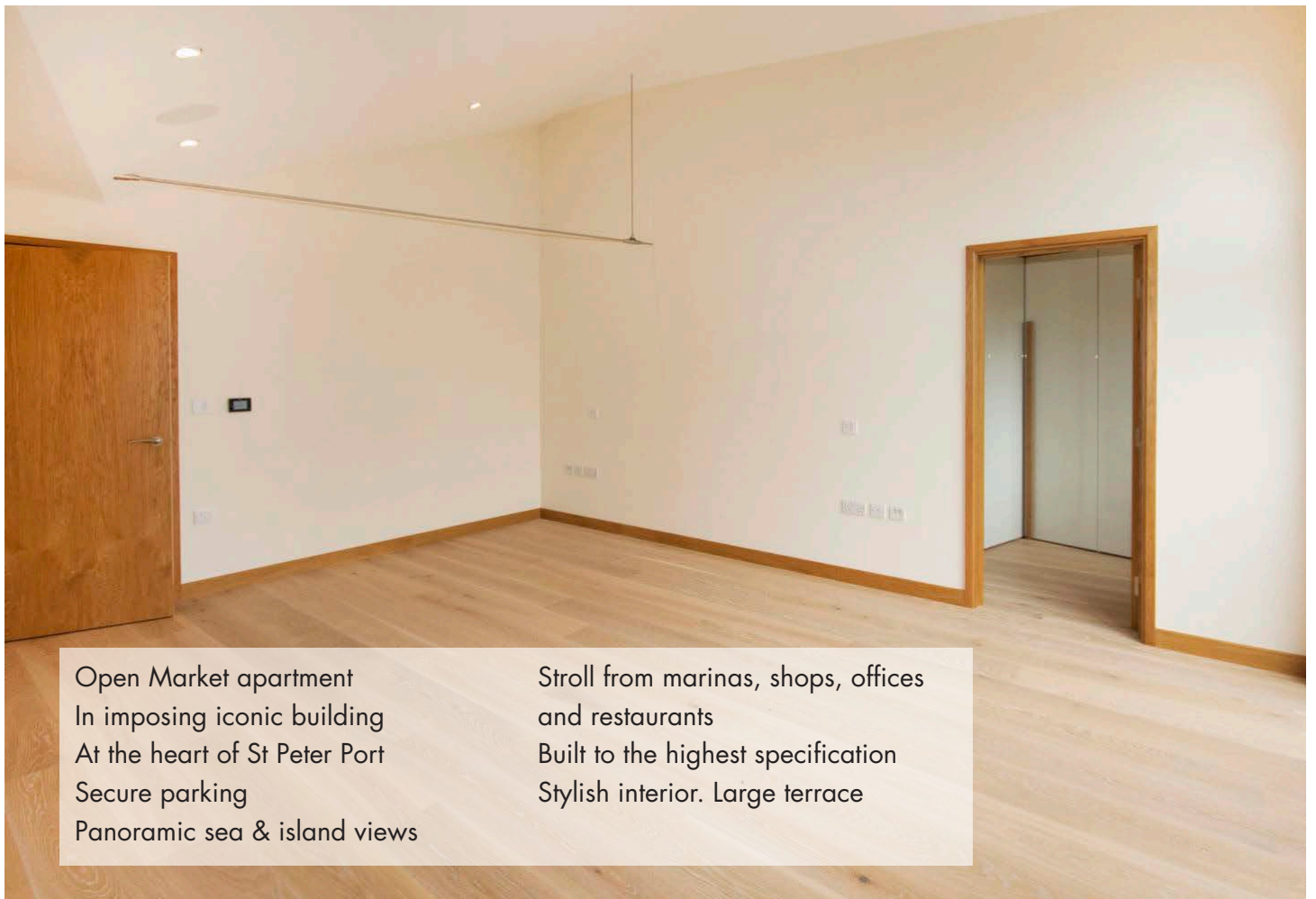
OPEN MARKET

swoffers



sales@swoffers.co.uk | 01481 711766

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



Open Market apartment
In imposing iconic building
At the heart of St Peter Port
Secure parking
Panoramic sea & island views

Stroll from marinas, shops, offices
and restaurants
Built to the highest specification
Stylish interior. Large terrace



About Apartment 32, One

A wonderful opportunity to purchase a Open Market apartment in an imposing and iconic building backing on to Candie Gardens, right at the heart of St Peter Port and just a stroll from its marinas, shops, offices and restaurants . The apartment offers 1700 sq ft of stylish accommodation plus an extensive roof terrace, all of which enjoys panoramic views over Guernsey's offshore islands. Please call Swoffers on 71 1766 for more information.





ACCOMMODATION COMPRISING

Hall

14'9" x 4'11" (4.5m x 1.5m)

Cloaks

3'3" x 3'3" (1m x 1m)

Storage

4'3" x 2'7" (1.3m x 0.79m)

WC

5'11" x 4'3" (1.8m x 1.3m)

Utility Room

5'11" x 5'3" (1.8m x 1.6m)

Kitchen / Living Room

39'1" x 20'4" (11.91m x 6.2m)

Bedroom 1

16'5" x 14'5" (5m x 4.4m)

Bedroom 2

16'5" x 9'10" (5m x 3m)

Ensuite Bathroom

9'10" x 8'10" (3m x 2.7m)
and 2.6m x 1.7m

Dressing Room

7'3" x 5'11" (2.2m x 1.8m)

OUTSIDE

Access from the courtyard and car park by lift and stairs. Terrace facing East Coast.

Viewing: By appointment

Possession: By arrangement

Services: All main services



Top floor with sea views

1,722 square feet

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