



Penthouse Apartment

£2,650,000

32 ONE St Julian's Avenue, St Peter Port, GY1 1LR

OPEN MARKET | SOLE AGENT



A luxurious fourth floor penthouse apartment offering 1690 sq ft of luxury accommodation with roof terrace enjoying fabulous sea and offshore island views.

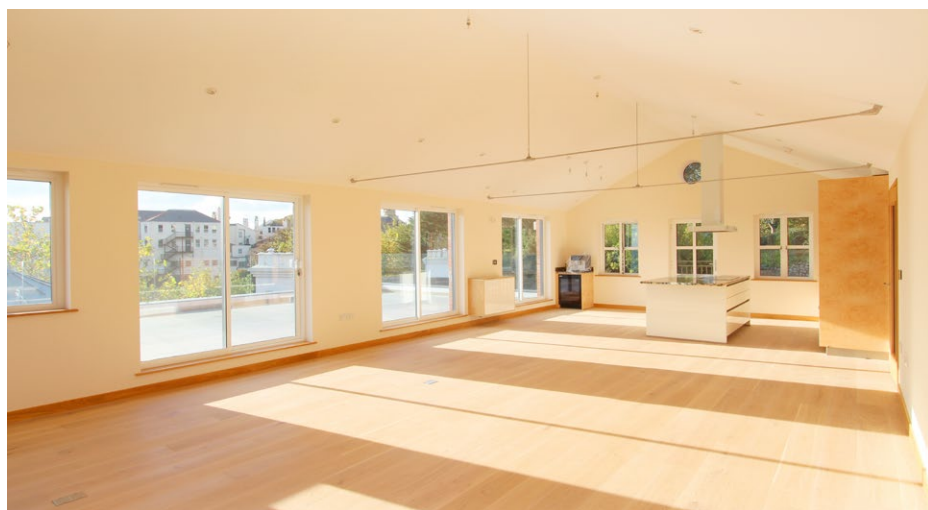
Forming part of an impressive development in an enviable location backing onto the picturesque Candie Gardens and a step away from Guernsey's finance centre and the heart of the Town.

School catchment: Amherst Primary and St Sampson's High.

Key facts

🏠 x2 📷 x2

- High spec penthouse apartment
- Stunning panoramic sea and island views
- Large sun terrace
- Secure allocated parking
- Channel Island Ceramics kitchen
- Villeroy & Boch bathroom suites



Communal hall

Hall

14'9 x 4'11 (4.4m x 1.4m)

Kitchen/dining /living room

30'9 x 20'4 (9.3m x 6.1m)

Window overlooking courtyard and fully glazed doors to small Juliet balcony with standing room overlooking courtyard. Double half glazed doors to:

KITCHEN APPLIANCES

- Miele oven
- Microwave grill
- Induction hob
- Warming drawer
- Fridge/freezer
- Wine cooler
- Coffee machine
- Dishwasher
- Washing machine
- Tumble dryer



Bedroom 1

16'4 x 14'5 (4.9m x 4.3m)

En suite bathroom

9'10 x 8'10 (2.9m x 2.6m)

Dressing room

7'2 x 5'10 (2.1m x 1.7m)

Bedroom 2

16'4 x 9'10 (4.9m x 2.9m)

En suite shower room

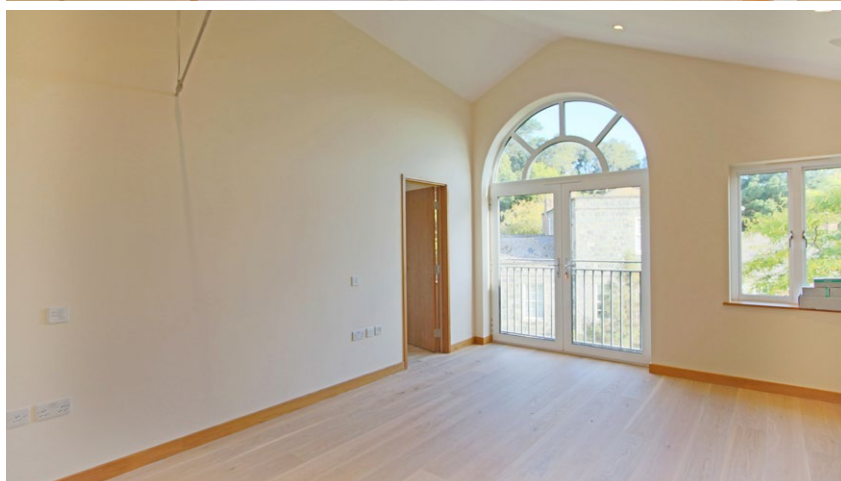
8'6 x 5'6 (2.5m x 1.6m)

Utility cupboard

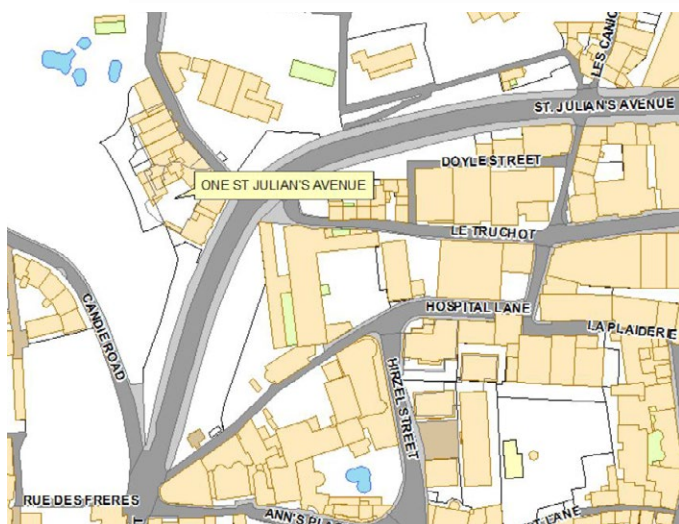
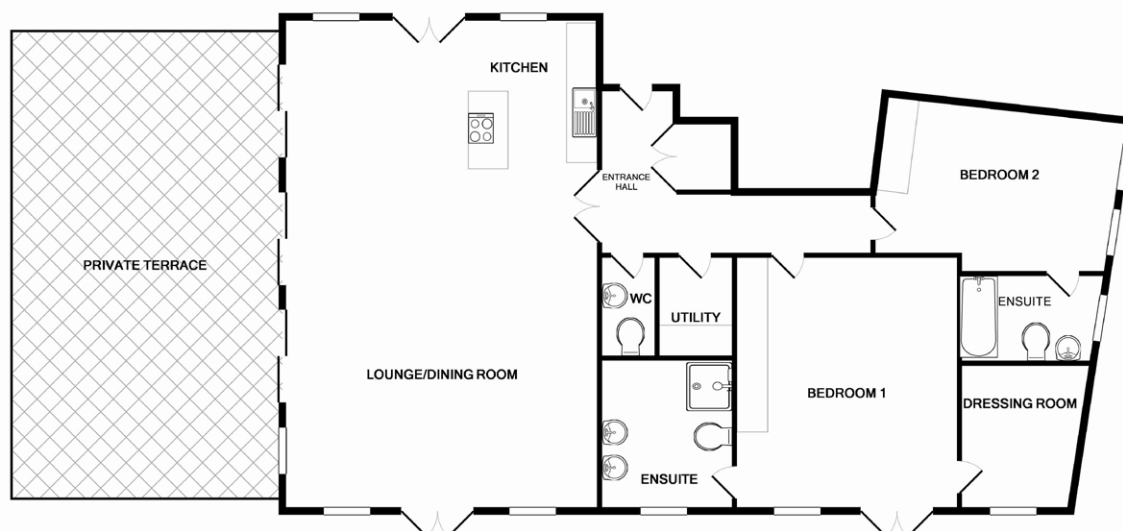
5'10 x 4'3 (1.7m x 1.2m)

Cloakroom

5'10 x 4'3 (1.7m x 1.2m)



Floorplan



Services: All Mains. Heating: Thermostatically controlled electric underfloor heating.

GENERAL: Superfast broadband, Video entry system, LED energy efficient lighting systems, refuse chute directly from individual apartments. Fibre optic link & Cat6 room link. Post Room.

Maintenance Information: Decimal insurance giving owners a 10yr insurance guarantee over latent defects. Heating and lighting, communal areas, window cleaning, garden maintenance, sinking fund. Proximity card readers.

Service Charge: £3,465 per annum

Perry's ref: Town J5

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