



7 Carrick House

Havelet Waters, St Peter Port GY1 1BJ

£1,600,000

OPEN MARKET

Located on the second floor of Carrick House apartment 5 offers 1,531.7 sq ft (142.3 sq m) of opulent open plan living whilst enjoying fabulous views over Havelet Bay towards Castle Cornet and our offshore islands.

The property boasts cleverly designed integrated technology systems including fibre optic broadband, temperature control and smart lighting. The two bedroom suites offer Juliette balconies and bath or shower rooms. There is secure parking for 2 cars and a very useful private storeroom.

School catchment: Vauvert Primary and La Mare de Carteret High.

Key facts



- Brand new 2 bedroom apartment
- Modern open plan living area
- Stunning sea and offshore island views
- Integrated smart technology
- Secure parking for 2 cars
- Ideal investment or low maintenance home

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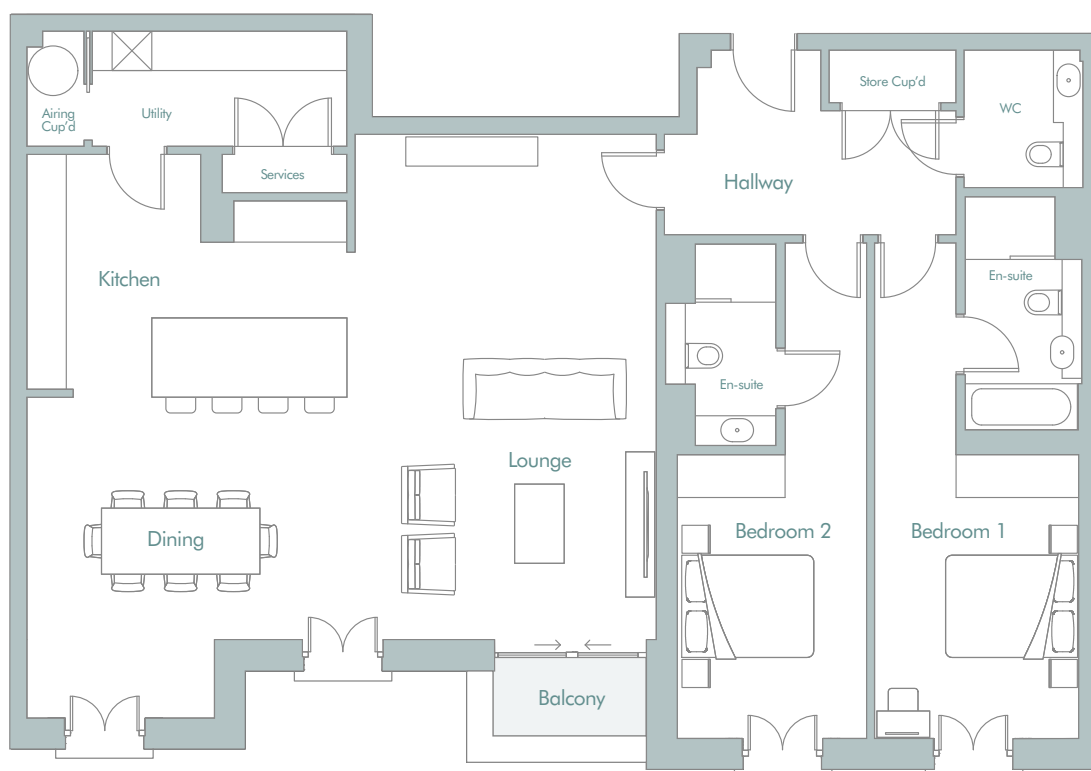
GUERNSEY'S ESTATE AGENT







Floorplans



Entrance Hall

Double storage cupboard.

En Hall cupboard

6'2 x 2'4 (1.9m x .7m)

Lounge

24'9 x 14'7 (7.6m x 4.6m)

Sliding doors to balcony.

Kitchen/Dining

27'8 x 16'4 (8.5m x 5m)

Bauformat handleless kitchen with Silestone worktop, timber breakfast bar and tiled splashback. Blanco stainless steel undermount sink with kitchen mixer tap and Quooker fusion hot water tap. Juliet balcony.

MIELE APPLIANCES

- Fridge/freezer
- Wine cooler
- Single oven
- Microwave oven
- Induction hob
- Extractor fan
- Washing machine
- Tumble dryer

Sep WC

6'8 x 4'6 (2m x 1.4m)

Fitted 2 piece Laufen suite

Utility

12'8 x 5'6 (3.9m x 1.7m).

Bedroom 1

14'1 x 9'1 (4.3m x 2.8m)

Fitted wardrobes. Juliet balcony.

Bedroom 1 en suite

11'5 x 4'6 (3.5m x 1.4m)

Fitted 4 piece Laufen suite comprising bath, shower cubicle wash basin and wc.

Bedroom 2

14'1 x 9'8 (4.3m x 2.8m)

Fitted wardrobes. Juliet balcony.

Bedroom 2 ensuite

9'1 x 4'6 (2.8m x 1.4m).

Fitted 3 piece Laufen suite comprising shower cubicle wash basin and wc.

Store Room

27

Parking spaces

48 & 49

EXTERIOR

Havelet waters sits on the old brewery site at the bottom of the Val des Terres, opposite the turning to the Octopus and at the far end of the South Esplanade.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, uPVC triple glazing. Lighting QS Homeworks lighting controls. Heating Direct electric underfloor heating throughout, supplemented by electrically heated towel rails in the bathrooms. Independent time and temperature control to all rooms. Air conditioning Installed in the living areas and master bedroom.

Perry's ref: 5 L11

CONTACT OUR OPEN MARKET TEAM



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