



# 3 British and Foreign School

£585,000

New Place, St Peter Port GY1 1ND

LOCAL MARKET

Smart duplex apartment over the top floors of an exclusive and distinctive development close to the heart of St Peter Port.

Finished to a good standard with bright, spacious rooms offering stunning townscape views. Fitted, well equipped, contemporary kitchen and stylish bath and shower rooms. Secure underground parking and private lawned garden. Well appointed apartment offering wonderfully spacious accommodation.

School catchment: Vauvert Primary and Mare de Carteret High

## Key facts



- Smart duplex apartment
- Finished to good spec
- Spacious accommodation
- Tenanted until November 2023
- Walking distance of Town

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GUERNSEY'S ESTATE AGENT





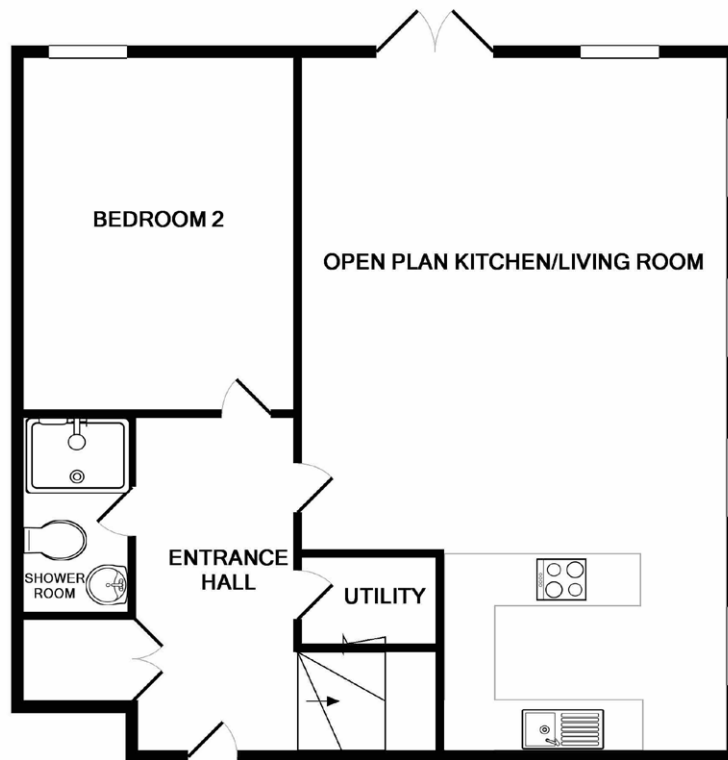




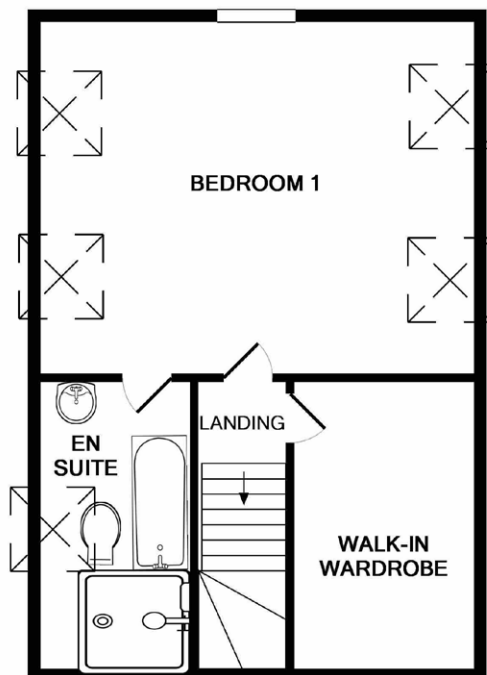




# Floorplan



GROUND FLOOR



1ST FLOOR



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## Entrance hall

6' x 2'7 (1.8m x 0.8m)

## Inner hall

9' x 3'2 (2.7m x 1m)

## Living room/Kitchen

26'8 x 16'9 (8.1m x 5.1m)

### APPLIANCES

Smeg hob with extractor over, Zanussi oven, Zanussi dishwasher and Zanussi fridge/freezer.

## Utility

6' x 4' (1.8m x 1.2m)

Indesit washing machine and tumble dryer.

## Bedroom 2

13'9 x 10'6 (4.2m x 3.2m)

## Shower room

7' x 4'6 (2.1m x 1.4m)

## SECOND FLOOR

## Landing

6'1 x 3' (1.9m x 0.9m)

## Bedroom 1

17'8 x 14'3 (5.4m x 4.4m)

## En suite bathroom

8' x 7'6 (2.4m x 2.3m)

## Dressing room

12' x 5'4 (3.7m x 1.6m)

## EXTERIOR

Underground parking for one car with storage to the side, a flight of steps lead up to the apartment. To the rear there is an enclosed mature garden with steps leading up to a balcony and living room.

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

**Services:** Mains electricity, water and drainage, gas fired heating, uPVC double glazing.

**Finding the property:** Travelling up Vauvert away from Trinity the turning to New Place is the first one after the turning to Victoria Road the development is half way up on the right hand side.

**Perry's ref:** Town H9

**what3words:** faunas.eloped.bugged

**TRP:** 136

**Service charge:** £280 per annum, which covers the block building insurance.

**Tenancy:** Currently tenanted until November 2023 achieving £2,000 per month.

## CONTACT OUR LOCAL MARKET TEAM



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