



3 Carrick House

Havelet Waters, St Peter Port GY1 1BJ

£1,850,000

OPEN MARKET

This exquisite third floor apartment offers a stylish open plan kitchen/living area opening on to two large balcony terraces boasting views out over Havelet Bay, Castel Cornet and the neighbouring Islands.

Apartment 3 offers two bedrooms, one of which has an ensuite shower room and a run of fitted wardrobes, and a further bathroom along with a useful utility cupboard offering a total footprint of 1,474 sq ft (136.9 sq m) of opulent living whilst enjoying fabulous views. There is allocated undercover parking for two cars which is accessed through a secure gate, lift access to the upper floors from the main entrance hallway and a private store. The property is available fully furnished – should you wish to discuss this point further, please do not hesitate to contact one of the open market team.

School catchment: Vauvert Primary and Les Varendes

Key facts



- Luxury third floor apartment
- Offering 1,474 sq ft (136.9 sq m) of accommodation
- 2 spacious bedrooms
- Private terraces, parking for 2 and store
- Sea, Castle Cornet and Island views

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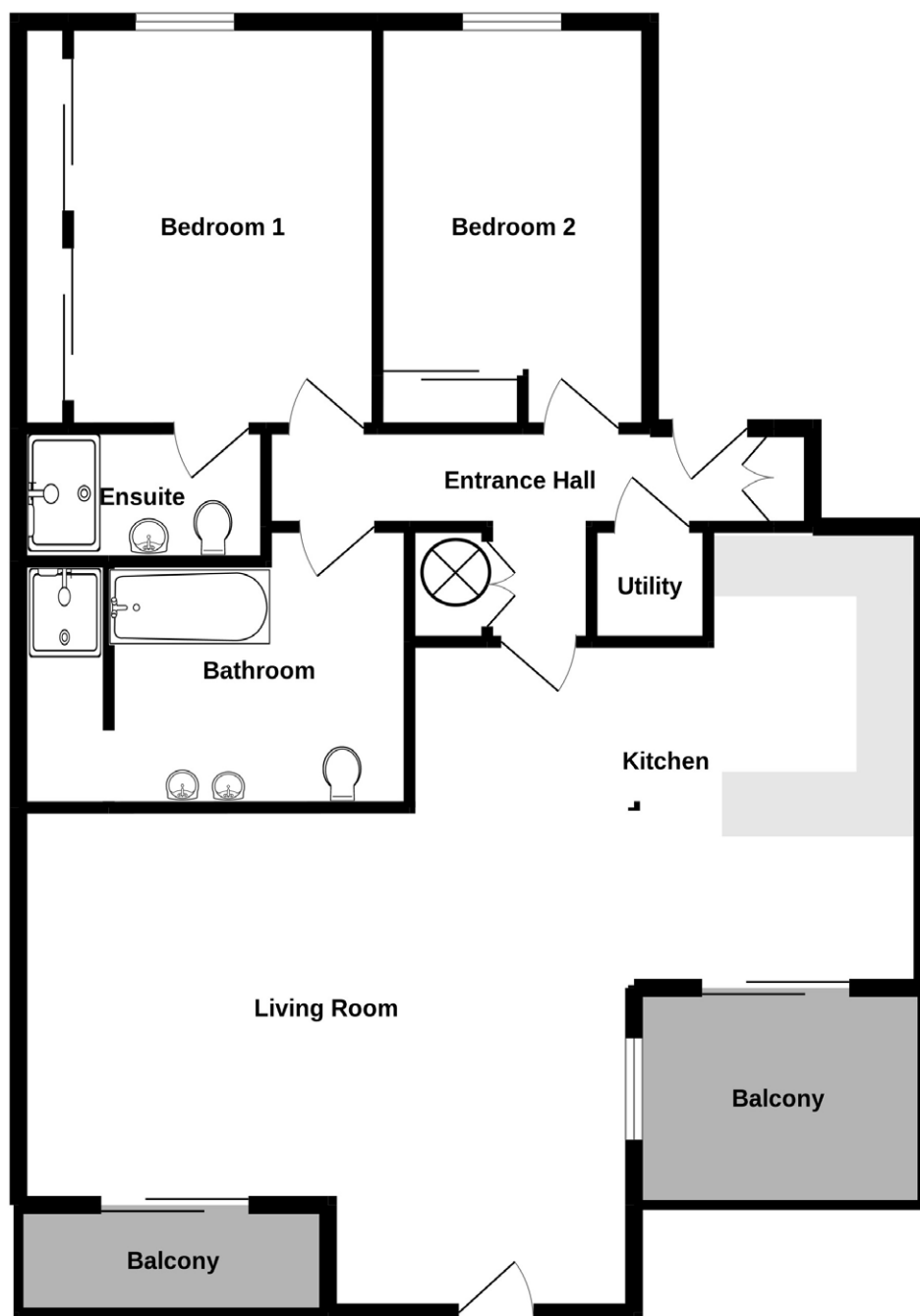
GUERNSEY'S ESTATE AGENT







Floorplans



Made with Metropix ©2022

Lounge/Dining room

23'9 x 22'6 reducing to 16'6 (7.3m x 6.9m, 5m)

Kitchen

14'7 x 11'8 (4.5m x 3.6m)

APPLIANCES

Miele 6 ring induction hob, Miele wine fridge, Quooker boiling water tap, Miele fridge/freezer, Miele oven, warming drawer and combi microwave oven, Neff dishwasher and Falmec extractor.

Bedroom 1

13' x 12' (4m x 3.7m)

Ensuite shower room

8'3 x 4'5 (2.5m x 1.4m)

Bedroom 2

13' x 9' (4m x 2.7m)

Bathroom

12'10 x 8' (4m x 2.4m)

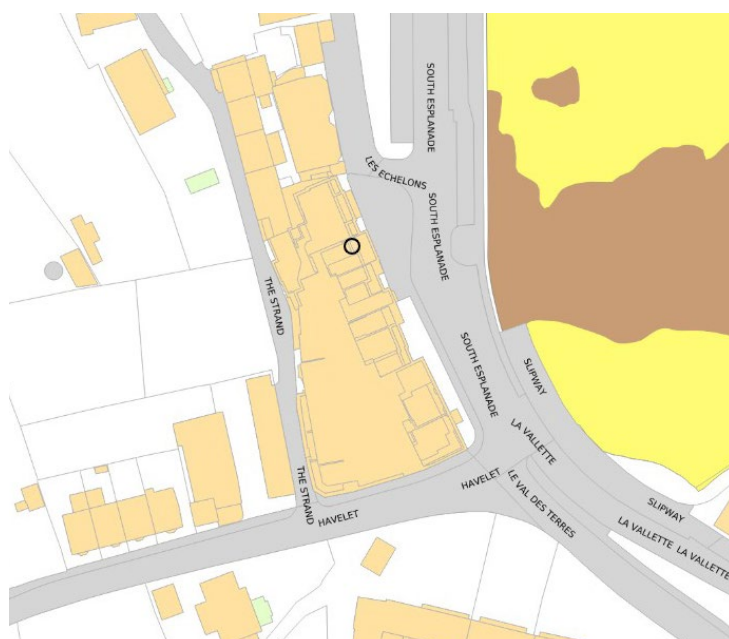
Utility cupboard

APPLIANCES

Miele washing machine and Miele tumble dryer.

EXTERIOR

The property is approached off the road into the secure foyer with lift access to the third floor. The parking spaces are accessed via a secure gated car park where the apartment has two allocated parking spaces numbered 46 & 47. From the car park, there is a further private gate which leads on to The Strand which also gives access to a further courtyard where you can access the third floor directly. In the lower ground floor, a private store room numbered 34 completes the package.



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

Services: Mains electricity and water, main drainage, electric underfloor central heating, uPVC double glazing.

Finding the property: The property is located at the bottom of the Val des Terres.

Perry's ref: 25 G2

What3words: hello.former.indirect

TRP: 113

Service charge £433 per month

CONTACT OUR OPEN MARKET TEAM



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