



Lower Ground Floor

Mount Hermon Apartments

Mount Hermon, St Peter Port, GY1 1JD

This stylish 1-bedroom apartment is part of a purpose-built development of three on the edge of St Peter Port.

With its own front door and private garden, the property features open-plan living and modern, low-maintenance finishes throughout. The kitchen is fitted with Platinum Interiors cabinetry and premium Siemens appliances, while the bathroom benefits from underfloor heating for added comfort.

Each apartment is equipped with two solar panels, enhancing energy efficiency. Just a five-minute walk from Town, this high-specification home is ideal for both owner-occupiers and investors seeking quality and location.

£435,000

LOCAL MARKET

JOINT AGENT

Key facts

- Brand new purpose build apartment
- Platinum Interiors kitchen fitted with premium Siemens appliances
- Eco-conscious living with 2 solar panels per apartment
- Private garden
- Good on street parking

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GUERNSEY'S ESTATE AGENT





The floor plan for Unit 1 is a detailed architectural drawing showing the internal layout and external features. The unit is situated on the ground floor of a building, with a gross area of 63.2m². The plan includes the following rooms and features:

- Living Room:** Located at the front of the unit, featuring a large window, a TV, and a seating area. It has a gross area of 95.080m².
- Dining:** Adjacent to the living room, featuring a dining table and chairs. It has a gross area of 95.230m².
- Kitchen:** Located at the rear of the unit, featuring a kitchen unit, a sink, and a stove. It has a gross area of 95.080m².
- Store:** A small storage room located between the living room and the kitchen. It has a gross area of 1.1m².
- Bedroom:** Located at the rear of the unit, featuring a bed, a wardrobe, and a window. It has a gross area of 13.1m².
- Bathroom:** Located adjacent to the bedroom, featuring a bathtub, a toilet, and a sink. It has a gross area of 0.6m².
- Hall:** A central hallway connecting the living room, dining, kitchen, store, bedroom, and bathroom. It has a gross area of 1.1m².
- Unit 1 Garden:** A large outdoor area located at the front of the unit, featuring a lawn and a garden. It has a gross area of 124.40m².
- Unit 1 Shed:** A small shed located at the rear of the unit, featuring a roof and walls. It has a gross area of 15.70m².
- Unit 1 Gross Area:** The total gross area of the unit is 63.2m².
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The plan also includes various annotations such as 'Unit 1 Garden', 'Unit 1 Shed', and 'Unit 1 Gross Area = 63.2m²'. The plan also shows the location of the 'Approx. location of Unit 1 Shed' and 'Unit 1 Garden'.

Lower Ground Floor Apartment

Entrance hall

13'7 x 7'7 (4m x 2.3m)

Kitchen/Lounge/Diner

23'5 x 14' (7.1m x 4.2m)

APPLIANCES

- Siemens oven
- Siemens hob
- Siemens extractor Siemens fridge/freezer
- Siemens dishwasher
- Siemens washer/dryer

Bedroom

12'5 x 9'2 (3.8m x 2.8m)

Bathroom

10'1 x 6' (3.1m x 1.8m)

EXTERNAL

The property is accessed via paved communal steps leading to the front entrance and a shared bike store. To the rear, a private paved garden offers a secluded outdoor space, conveniently reached through a gate leading from the communal walkway.

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

Services: Mains electricity and water, mains drainage, electric heating, uPVC double glazing.

what3words: segmented.workshop.sari

TRP: TBC



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CONTACT OUR LOCAL MARKET TEAM



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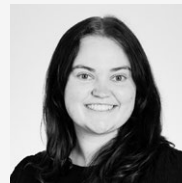
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