



Apartment 31 ONE St Julian's Avenue £1,950,000

St Peter Port GY1 1ZQ

OPEN MARKET

Apartment 31, ONE St Julian's is a newly built contemporary penthouse apartment, situated just a short stroll away from the centre of St Peter Port and local amenities.

The apartment offers open plan living and a large private terrace which boasts fantastic island views. Additionally, the apartment has two secure underground parking spaces and separate post room.

School catchment: Amherst Primary and Les Varendes

Key facts



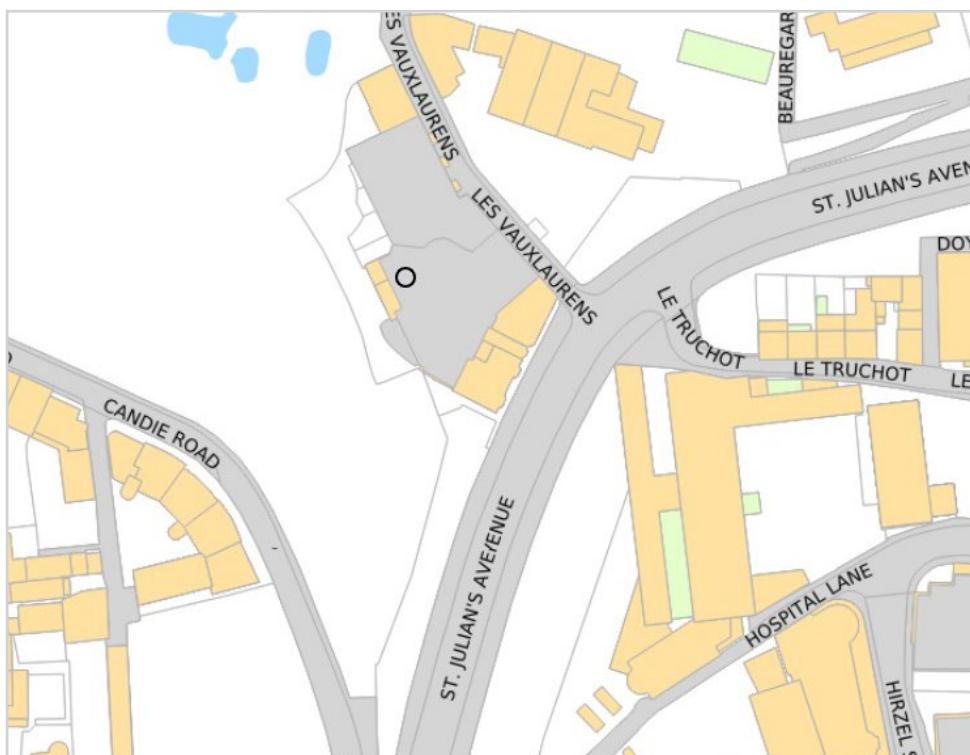
- Spacious apartment overlooking Candie Gardens
- Easy walk to Town centre and marinas
- Secure underground parking for 2 cars
- Excellent roof terrace with offshore island views

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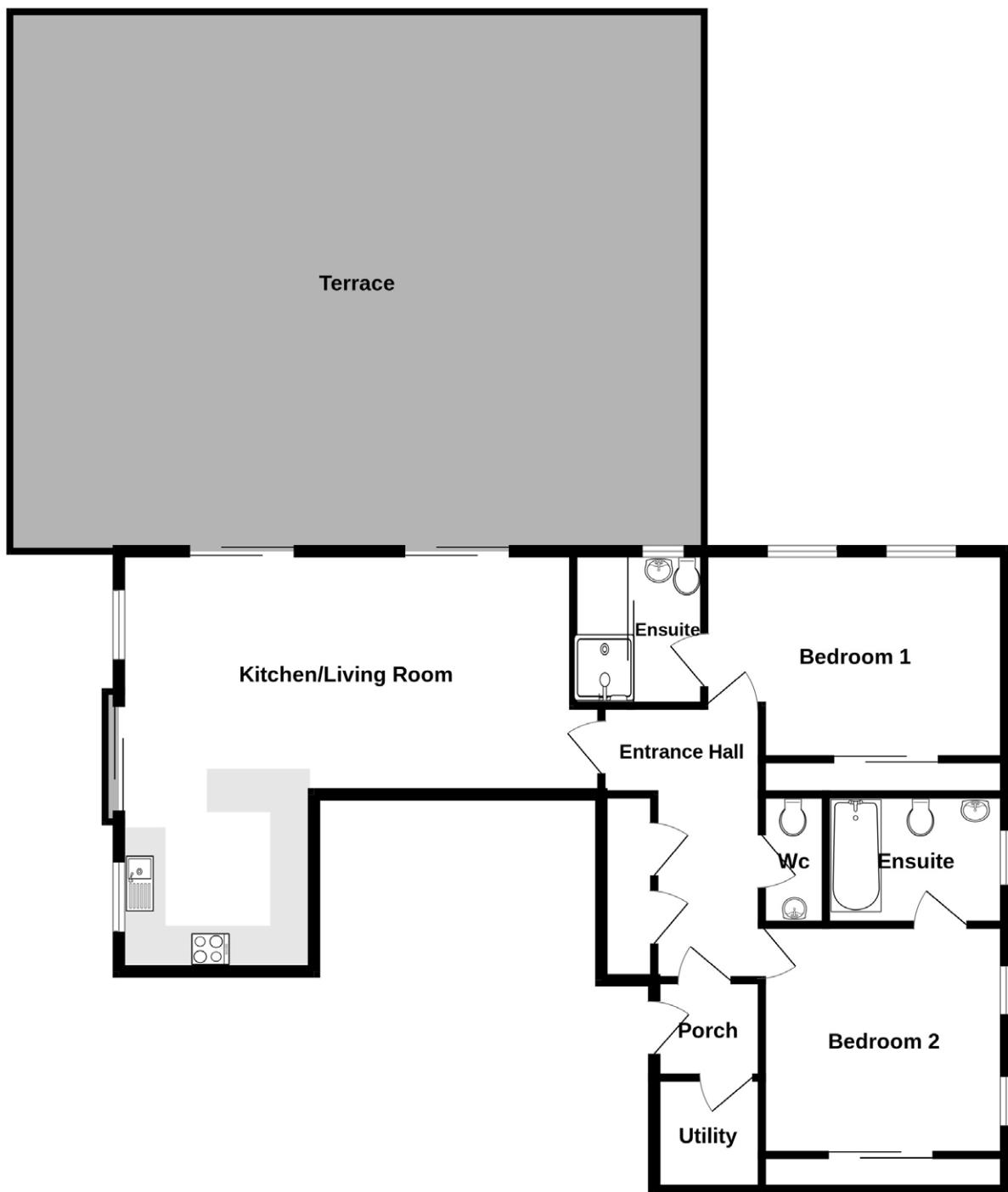




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Floorplan

4TH FLOOR



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Porch

5' x 4'7 (1.6m x 1.4m)

Inner hall

13' x 5' + 8' x 3'5 (4m x 1.5m + 2.4m x 1m)

Kitchen/Living room

23' x 19'9 max (7m x 6m)

APPLIANCES

- Neff single oven
- Neff microwave
- Neff induction hob
- Neff extractor fan
- Neff dishwasher
- Neff fridge/freezer

Terrace/Balcony**Bedroom 1**

14'3 x 9' (4.4m x 2.7m)

Ensuite shower room

7'3 x 5' (2.2m x 1.5m)

Bedroom 2

11'7 x 10' (3.6m x 3.1m)

Ensuite bathroom

6'2 x 6' (1.9m x 1.8m)

Separate WC

6' x 3' (1.8m x 0.9m)

Utility

5'5 x 4'2 (1.7m x 1.3m)

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5'5 x 4'2 (1.7m x 1.3m)

APPLIANCES

- Neff washer/dryer

EXTERIOR

Apartment 31 One St Julian's benefits from a large terrace which provides indoor and outdoor living. The property is approached from a communal area, and is situated on the 4th floor, which has access via stairs and a lift.

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

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

Finding the property: Travelling up St Julian's Avenue from the central town roundabout, One St Julian's is on the right hand side.

Perry's ref: 3J5

what3words: renews.backpack.tunes

TRP: 168

Service charge: £418 per month – the building is managed by Savills

Annual anticipated rent: £55,000 per annum.

CONTACT OUR OPEN MARKET TEAM



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