



# Ground Floor Apartment

Mount Hermon, St Peter Port, GY1 1JD

## £425,000

LOCAL MARKET

JOINT AGENT

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

With its own private balcony, 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.

### 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 balcony
- Good on street parking

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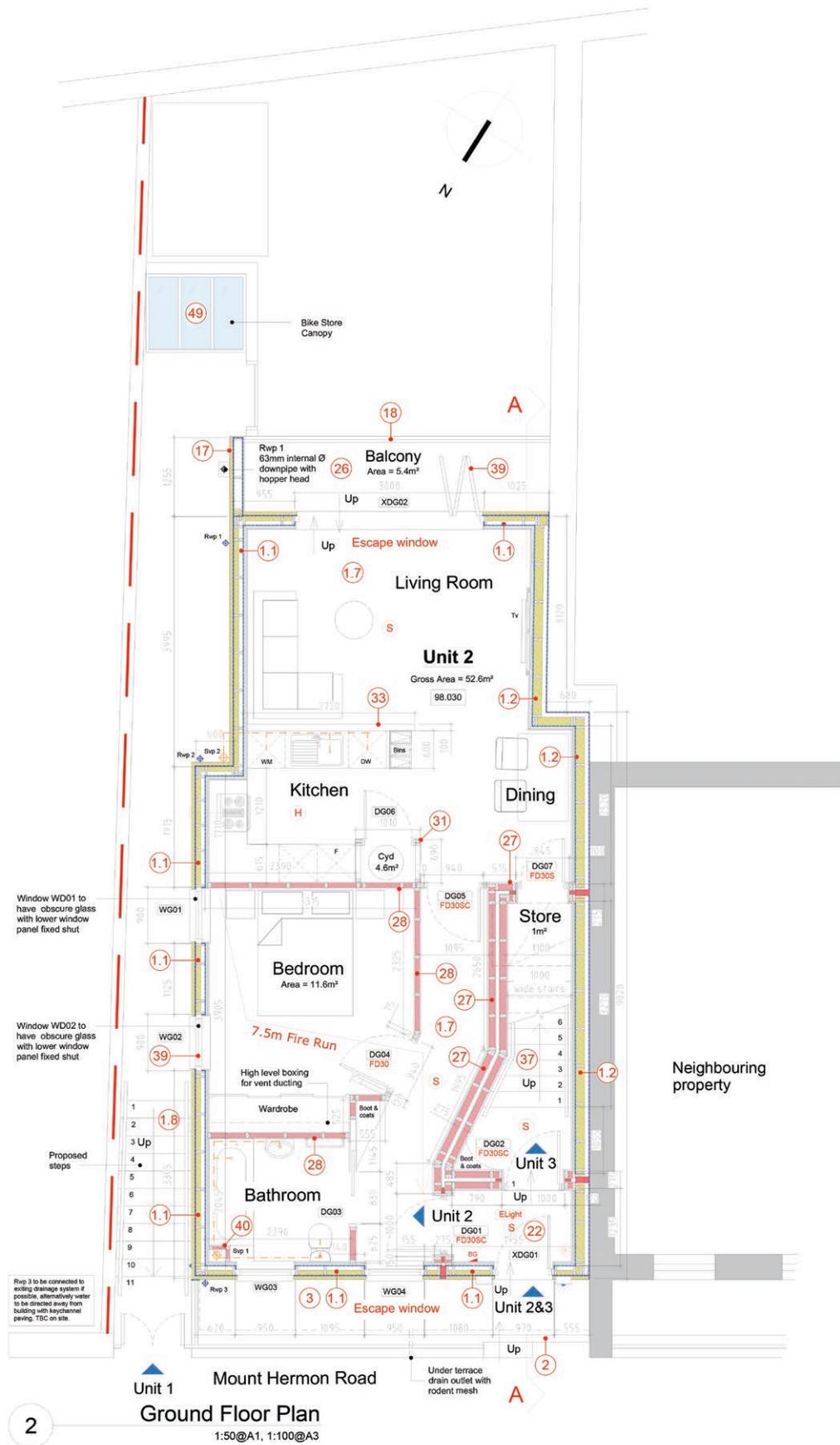
GUERNSEY'S ESTATE AGENT







# Floorplan



2

Unit 1 Mount Hermon Road  
Ground Floor Plan  
1:50@A1, 1:100@A3

## Entrance hall

## Kitchen/Lounge/Diner

19'5 x 18' narrowing to 14'8  
(5.92 m x 5.49 m narrowing to 4.47 m)

### APPLIANCES

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

## Bedroom

12'6 x 11'5 (3.81 m x 3.48 m)

## Bathroom

7'9 x 6'7 (2.36 m x 2.01 m)

## External

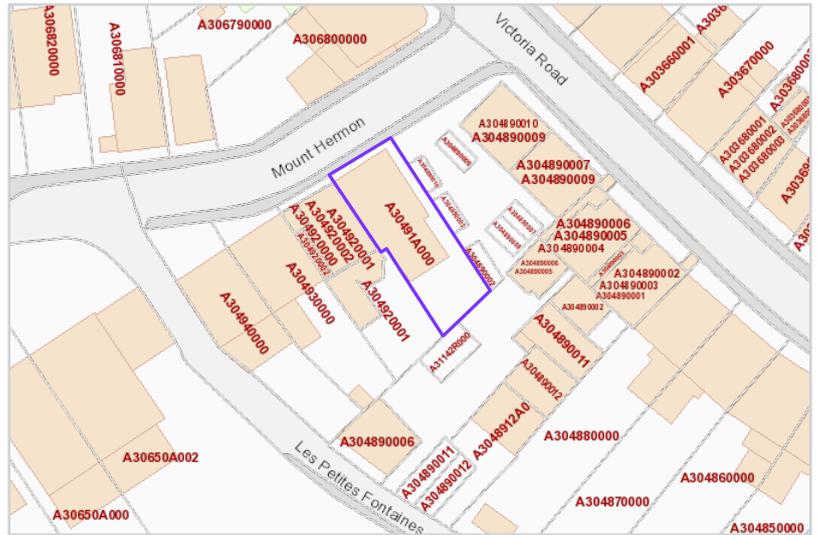
The property is accessed via paved communal steps leading to the front entrance.

**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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