



16, Infinity Lofts

Les Amballes, St Peter Port, GY1 1WT

£665,000

LOCAL MARKET

SOLE AGENT

A stylish contemporary town house, constructed in 2020, offering well appointed accommodation spanning three floors.

This modern home boasts a kitchen/diner, which has double doors opening onto an enclosed patio area, lounge and WC on the ground floor with three bedrooms, a family bathroom and en-suite shower to the main bedroom over the following two floors.

The property further benefits from two allocated secure parking spaces and is located a short distance from the amenities of St Peter Port.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Forming part of a development built in 2020
- Two allocated parking spaces
- Three bedrooms
- Open plan kitchen living space
- Smart patio area
- Sea views from main bedroom

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GUERNSEY'S ESTATE AGENT











GROUND FLOOR

Entrance hall

8' x 3'9 (2.4m x 1.1m)

Kitchen/diner

18'2 max x 12'5 (5.5m x 3.8m)

APPLIANCES

- 2x Hotpoint oven
- Hotpoint dishwasher
- Hotpoint hob & extractor
- Hotpoint fridge/freezer

Lounge

15'3 x 12'7 (4.6m x 3.9m)

WC

5' x 3' (1.4m x 0.9m)

FIRST FLOOR

Landing

10' x 2'9 (3.1m x 0.9m)

Cupboard

APPLIANCES

- Bosch washer/dryer

Bedroom 2

12'4 x 12'2 (3.8m x 3.7m)

Bedroom 3

11'5 x 8'9 (3.5m x 2.7m)

SECOND FLOOR

Bedroom 1

17'8 x 13' (5.4m x 4m)

En-suite

7'3 x 5'4 (2.2m x 1.6m)

EXTERIOR

The property benefits from two allocated parking spaces in a secure underground parking area beneath the development. There is a beautiful patio area located to the front of the patio which is accessed via double doors from the kitchen dining area.

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

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

Service charge: £318 per month.

Perry's ref: 3 L3

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CONTACT OUR LOCAL MARKET TEAM



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