

Apartment 7

£2,000,000

Carrick House, Havelet Waters, South Esplanade, St Peter Port, GY1 1BJ

OPEN MARKET | SOLE AGENT

This stunning first floor apartment forms part of the exclusive Havelet Waters development which was built in 2018 and boasts views across Havelet Bay and to the neighbouring Islands.

The accommodation comprises an open plan living dining room with access to a balcony, a small gym area, utility and kitchen equipped with Miele appliances throughout.

Further to this, there are two bedroom suites with fitted storage and Juliette balconies plus a guest WC. With two allocated secure parking spaces and a separate storage room, this would be a super home for those looking to live within a convenient location close to all of the amenities that St Peter Port has to offer.

Please note – there is the option to purchase the property fully furnished including a Fiat 500.

Key facts

2 2 1

- First floor apartment
- Exclusive development
- Two bedroom suites
- Modern open plan kitchen living
- Views across Havelet Bay & beyond
- Two secure allocated parking spaces

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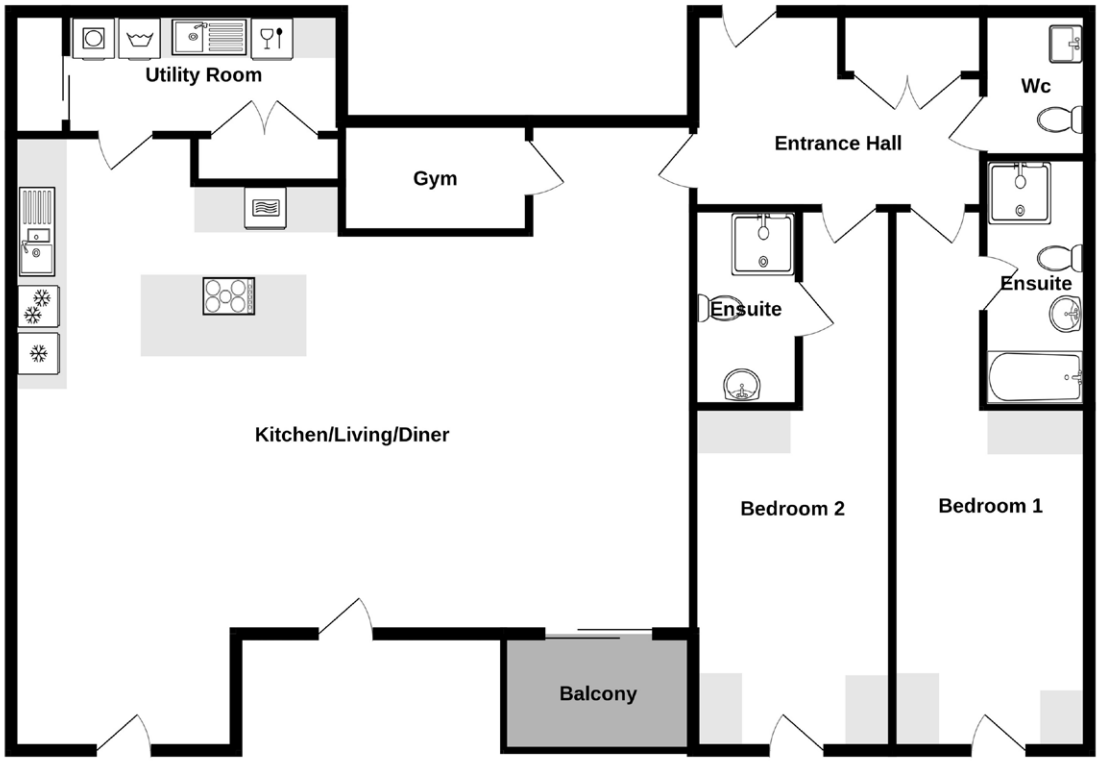

CARRICK HOUSE

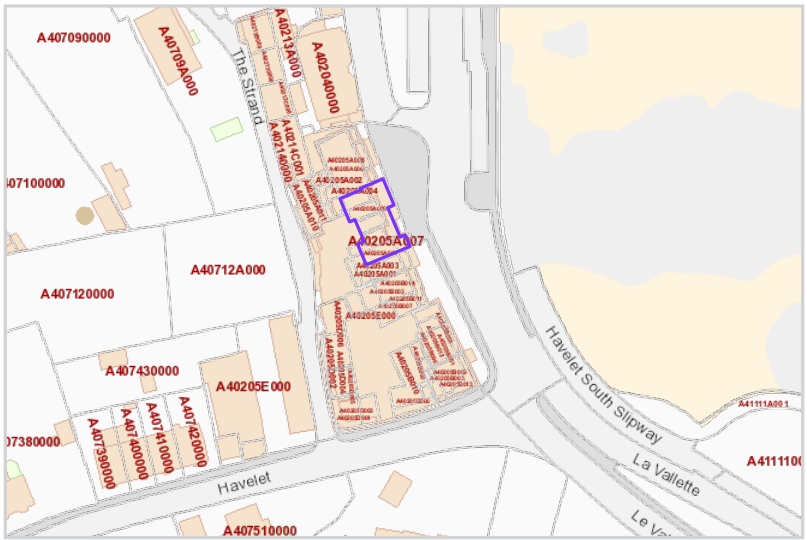



47
48
49

Floorplan

FIRST FLOOR





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FIRST FLOOR

Entrance hall

14'2 x 9'1 (4.3m x 2.8m)

WC

6'8 x 4'6 (2m x 1.4m)

Bedroom 1

25' max x 10' (7.6m max x 3.1m)

En-suite

11'6 x 5'5 (3.5m x 1.7m)

Bedroom 2

25' max x 9'4 (7.6m max x 2.9m)

En-suite

9'2 x 4'6 (2.8m x 1.4m)

Kitchen/lounge/diner

31' max x 28'6 max (9.4m max x 8.7m max)

APPLIANCES

- Miele wine fridge
- Miele induction hob
- Miele microwave
- Miele pyrolytic delux oven
- Miele warming drawer
- Miele extractor
- Miele freezer
- Miele fridge freezer

Gym area

8'4 x 5'2 (2.6m x 1.6m)

Utility

12'8 x 5'6 (3.9m x 1.7m)

APPLIANCES

- Miele washing machine
- Miele tumble dryer
- Miele dishwasher

EXTERIOR

Accessed from Havelet, there are two allocated parking spaces side by side, numbered 48 & 49, within a secure covered parking area. There is also a secure storage room, numbered 27, complete with fitted shelving.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed. Please note – there is an option to purchase the property fully furnished complete with a black Fiat 500.

Services: Mains electricity and water, mains drainage, electric under floor heating, uPVC double glazing. Fibre and three SKY boxes installed.

Service charge: £673.97 per month. This includes building insurance, internal and external communal maintenance plus window maintenance and monthly window and balcony cleaning.

Managing agent: Savills Guernsey.

Please note: No pets are allowed within the development.

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