

Local Market

Flat 1, Arsenal Studios, Arsenal Road,
St Peter Port



Perry's Guide Ref: 3 G5. TRP 139.

This super modern apartment is situated within walking distance of the Town Centre. It is immaculately presented throughout with underfloor heating and automatic ventilation. Light and roomy accommodation with open plan living area/kitchen with the added benefit of one allocated parking space in a secure double garage. Viewing highly recommended.

Brief Details: Entrance Hall, Open Plan Kitchen/Living Area, 2 Bedrooms (1 en-suite), Inner Hall and Wet Room. Communal Garden and Garage.

Price: £385,000

10 Lefebvre Street St Peter Port Guernsey Channel Islands GY1 2PE

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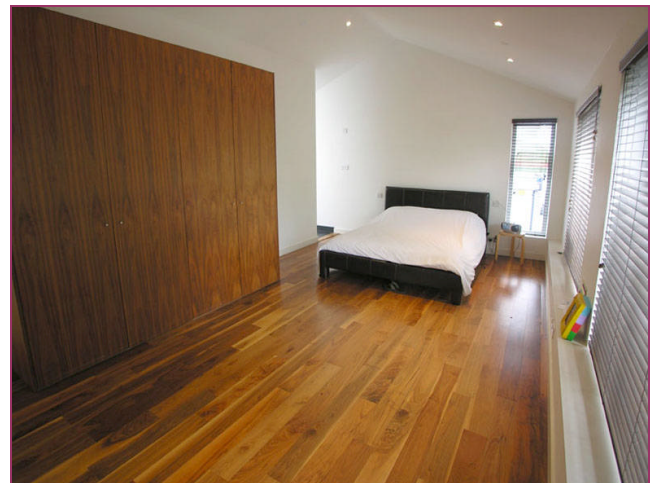
Accommodation comprises:

Entrance Hall: Telephone entry system. Large built-in cupboard housing Vaillant gas fired boiler, hot water cylinder and electricity meters. Another built-in cupboard housing Hotpoint washer/dryer. Timber floor. Rooflight. Doors to bedrooms and bathroom. Opening to...

Open Plan Kitchen/Living Area: 27'2 x 16'7 (8.28m x 5.06m) Light and spacious living area with large windows to front and rooflight. Timber floor. The kitchen area is comprehensively fitted with a range of modern white wall and floor units incorporating a sink and drainer unit with scratch resistant work surfaces and tiled splashbacks. Central island with Siemens electric oven and storage. Appliances include Smeg gas hob, integrated Smeg dishwasher, integrated Siemens fridge and freezer.



Bedroom 1: 20'2 x 12'4 (6.15m x 3.75m) Double room with two large windows to front and a window to the side. Built-in wardrobes. Timber floor. Opening to...



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En-Suite: 8'10 x 7'7 (2.70m x 2.30m) Four piece white suite comprising bath, shower, wall mounted wash hand basin and wc with concealed cistern. Fully tiled floor and part tiled walls. Rooflight.



Bedroom 2: 13'4 x 10' (4.06m x 3.05m) Double room with large window to front. Built-in wardrobe. Timber floor.



Wet Room: 8'10 max. x 5'4 (2.70m x 1.63m) Three piece suite comprising walk-in shower, wall mounted wash hand basin and wc with concealed cistern. Fully tiled. Rooflight.



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Exterior:

At the front of the property there is a double garage with secure parking for one vehicle.

A pathway at the side of the garage leads through a secure gate allowing access via a spiral staircase to the apartment.

Fittings: All carpets, curtains, light fittings and appliances as listed.

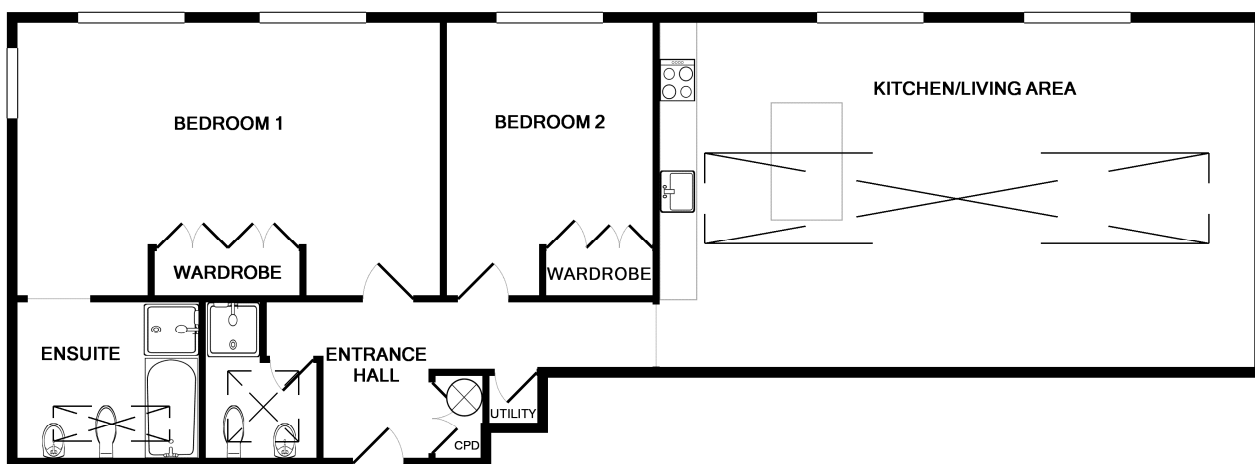
Services: Mains water, electricity, gas and drainage. Gas fired underfloor heating.

Possession: By arrangement.

Viewing by appointment with Morris & Co.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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