

APT. 9, HANOIS HOUSE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,192

SQ FT

POA LOCAL MARKET, ST. PETER PORT

Apartment 9, Hanois House is a spacious and luxurious apartment conveniently situated in a prime waterfront location in the heart of St. Peter Port, within the prestigious Royal Terrace development. This stunning apartment is situated in the rarely available marina-facing elevation of the building with captivating harbour and island views and the unique inclusion of a large 52ft private terrace - perfect for alfresco dining and relaxing. Presented in truly immaculate condition throughout, the apartment comprises fully equipped kitchen with granite worktops open to the dining and sitting areas, three genuine double bedrooms (one en-suite) all opening to the terrace, further bathroom, utility cupboard, storage cupboards and secure underground parking space. Mobility friendly with lift access directly from the car level to the apartment. With security systems and whole site CCTV monitoring, Royal Terrace offers security and peace of mind for owner occupiers and investment buyers alike.



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UPPER GROUND ENTRANCE

Communal lobby, post room and corridors to:

Lift

FIRST FLOOR (SECOND FLOOR ON SEAFRONT ELEVATION)

Communal lobby

APARTMENT

Hall	31'6 x 4'4
Storage cupboard	
Bathroom	8'1 x 6'8
Utility cupboard	5'0 x 3'2
Boiler cupboard	3'2 x 2'11
Living area	22'4 x 15'2
Dining area	21'9 x 10'4
Kitchen	14'3 x 8'3
Bedroom one	18'1 x 9'7
En-suite shower room	7'4 x 5'0
Bedroom two	14'4 x 9'9
Bedroom three	14'3 x 9'5

PRIVATE TERRACE

BASEMENT

Parking space for one car (NOT on stacker)

KEY FACTS

Rare, three double bedroom apartment
Situating in St. Peter Port's most prestigious apartment development

Prime waterfront location in the heart of St. Peter Port

52ft private paved terrace with marina, sea and island views

Secure underground parking space

Presented in truly immaculate condition

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating

APPLIANCES

Neff double oven/grill

Neff hob

Neff extractor

Neff fridge/freezer

Neff dishwasher

Miele washing machine

Miele tumble dryer

SERVICE CHARGE

£488 pcm

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

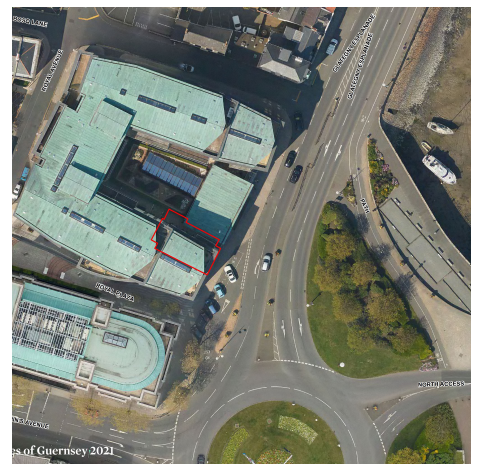
SCHOOL CATCHMENT

Amherst Primary

St Sampson's High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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