

6, INFINITY VILLAS



3

BEDROOMS

3

BATHROOMS

1,675

SQ FT

0.1

ACRES

£1,500,000 OPEN MARKET, ST. PETER PORT

No. 6, Infinity Villas is a fabulous, semi-detached property located in a smart residential area in St. Peter Port. In immaculate order throughout, the property is situated within a small, gated development. The accommodation has been finished to a high standard throughout and comprises a spacious hallway, an open plan kitchen/sitting room with bi-folding doors out to the terrace, three double bedroom suites including a stunning primary bedroom suite with large dressing area. Externally, there is a lovely sheltered, East-facing terrace and an easily maintained, West-facing garden as well as parking for three vehicles. This beautifully presented property provides easy, secure living in a convenient location.



LIVINGROOM
The Channel Island Estate Agent





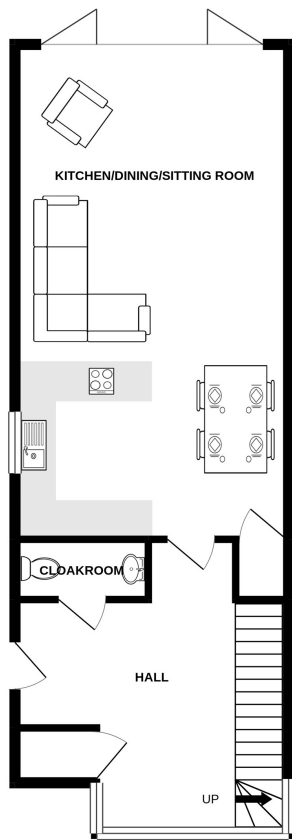




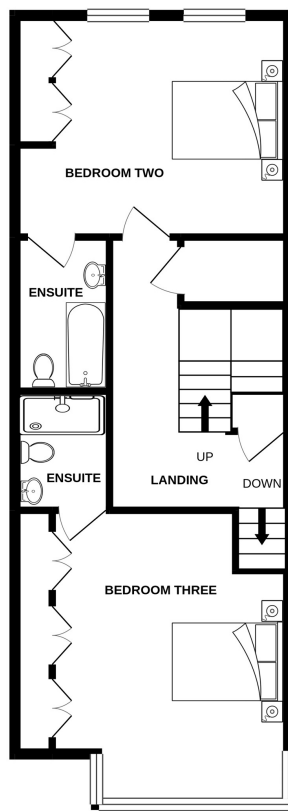


FLOORPLAN 6, INFINITY VILLAS

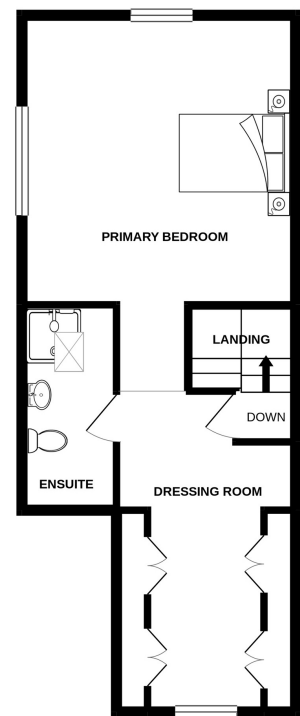
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR

| | |
|------------------------------------|-------------|
| Kitchen/dining/sitting room | 26'3 x 14'6 |
| Hall | 15'7 x 14'6 |
| Cloakroom | 7'1 x 3'2 |

FIRST FLOOR

| | |
|-----------------------------|-------------|
| Landing | |
| Bedroom two | 14'6 x 11'5 |
| En-suite bathroom | 8'2 x 5'0 |
| Bedroom three | 13'7 x 9'4 |
| En-suite shower room | 6'6 x 5'0 |

SECOND FLOOR

| | |
|-----------------------------|--------------|
| Primary bedroom | 15'10 x 14'6 |
| Dressing room | 14'11 x 6'10 |
| En-suite shower room | 10'9 x 4'4 |

KEY FACTS

A fabulous, recently built semi-detached property in St Peter Port
 Beautifully presented accommodation including three double bedroom suites
 An east facing terrace and an easily maintained west facing garden
 Parking for three vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric

APPLIANCES

- Neff oven
- Neff microwave
- Neff hob
- Falmac extractor
- Integrated fridge
- Integrated freezer
- Neff dishwasher
- Hotpoint washing machine
- Hotpoint dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Amherst Primary
 La Mare de Carteret 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.

£1,500,000



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