

# 13, INFINITY LOFTS

SOLE AGENT



## 2

BEDROOMS

## 2

BATHROOMS

## 947

SQ FT

### POA OPEN MARKET, ST. PETER PORT

Infinity Lofts is a stunning, recently completed development located in a central area of St. Peter Port. This spacious luxury apartment is within a short stroll of the shops and businesses and boasts a modern design, echoing the New York loft style. The property offers two bedrooms, two bathrooms, a stylish kitchen, and a sitting room. Notably, there is lift access from the underground car park to the apartment. This property is offered fully furnished. With underground parking for two vehicles, feature vaulted ceilings and sea views, this property will be highly desirable and early enquiries are encouraged to avoid disappointment.

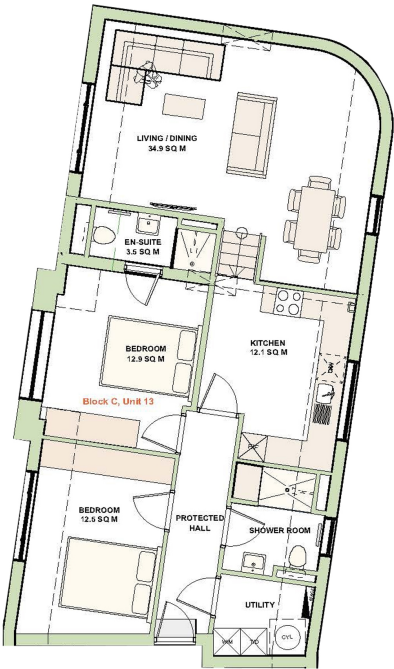


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The Channel Island Estate Agent









UNIT 13 - FLOORPLAN

### THIRD FLOOR

Entrance hall

Sitting/dining room - 34.9 SQ.M

Kitchen - 12.1 SQ.M

Primary bedroom - 12.9 SQ.M

En-suite shower room - 3.5 SQ.M

Bedroom two - 12.5 SQ.M

Shower room - 7 SQ.M

Utility room

### KEY FACTS

A luxury two bedroom apartment in a recently completed development

Situated in a convenient and central St. Peter Port location

Feature vaulted ceilings and sea views

Two parking spaces in an underground car park

### SERVICES

Mains services

### DRAINAGE

Mains drainage

### HEATING

Electric heating

### APPLIANCES

Hotpoint oven

Hotpoint hob

Hotpoint fridge

Hotpoint freezer

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.

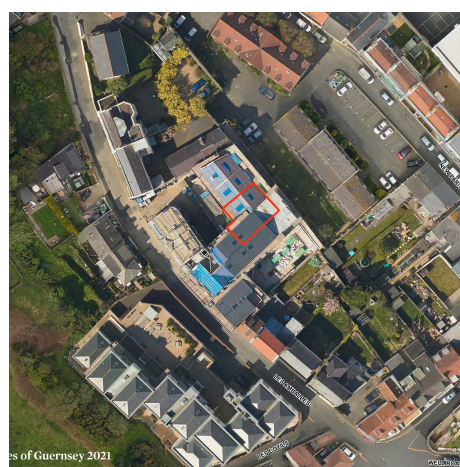
### SCHOOL CATCHMENT

Amherst Primary

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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