

6, CANDIE APARTMENTS



2

BEDROOMS

2

BATHROOMS

1,494

SQ FT

POA LOCAL MARKET, ST. PETER PORT

6, Candie Apartments is a well-proportioned property, conveniently situated in the heart of St. Peter Port. The accommodation which is laid out over two floors comprises entrance hall, cloak room, open-plan kitchen/dining/sitting room with a balcony, whilst a central spiral staircase leads down to a utility room and two double bedrooms, one of which accesses a decked terrace, and both benefiting from en-suite bathrooms. The property also offers two allocated parking spaces in a secure underground car park. Externally, there is a communal courtyard to the rear and good on-street parking directly outside the development. A spacious property worthy of closer inspection.

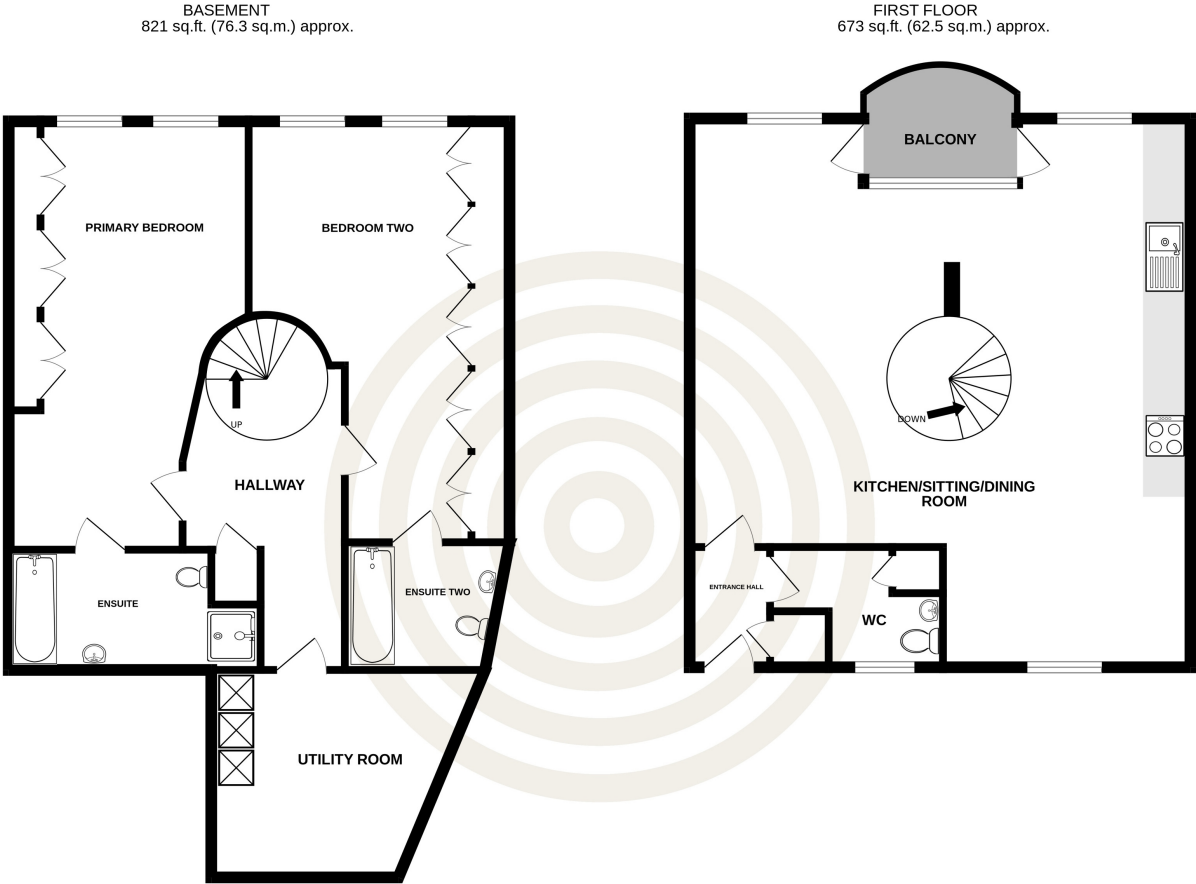


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The Channel Island Estate Agent









TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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

Entrance Hall	6'1 x 4'1
WC	6'1 x 8'9
Kitchen/Sitting/Dining Room	27'8 x 25'4
Balcony	4'6 x 7'9

BASEMENT

Hallway	17'6 x 8'2
Utility Room	10'6 x 13'10
Primary Bedroom	21'7 x 16'2
En-Suite	6'1 x 12'9
Bedroom Two	21'3 x 11'3
En-Suite Two	6'5 x 8'4

KEY FACTS

Spacious, modern apartment
Convenient St. Peter Port location
Balcony and communal courtyard
Allocated parking for two vehicles and underground car park

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Siemens oven
Smeg hob
Siemens microwave
Miele extractor
Miele fridge/freezer
Hotpoint washing machine
Fisher & Paykel washing machine
Siemens tumble dryer

SERVICE CHARGE

£370 per month

INCLUSIONS

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

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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