

# 13, HANOIS HOUSE

SOLE AGENT



## 3

BEDROOMS

## 2

BATHROOMS

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## £2,800 LOCAL MARKET, ST. PETER PORT

Apartment 13, Hanois House is situated within the prestigious Royal Terrace development, a mixed use development occupying a prime waterfront location in the heart of St. Peter Port. This spacious second floor apartment boasts three double bedrooms, two bathrooms and large terrace. Royal Terrace is also home to a luxurious spa facility, convenience food store, café and coffee shop and other amenities. This spacious Local Market apartment is the epitome of luxury, with designer sanitary ware and kitchen appliances, quality fixtures and fittings, and terrace with sea, marina, plaza and roof garden views. The apartment also offers a secure underground parking space and security systems and whole site CCTV monitoring. Available immediately, strictly no pets or smokers.



**LIVINGROOM**

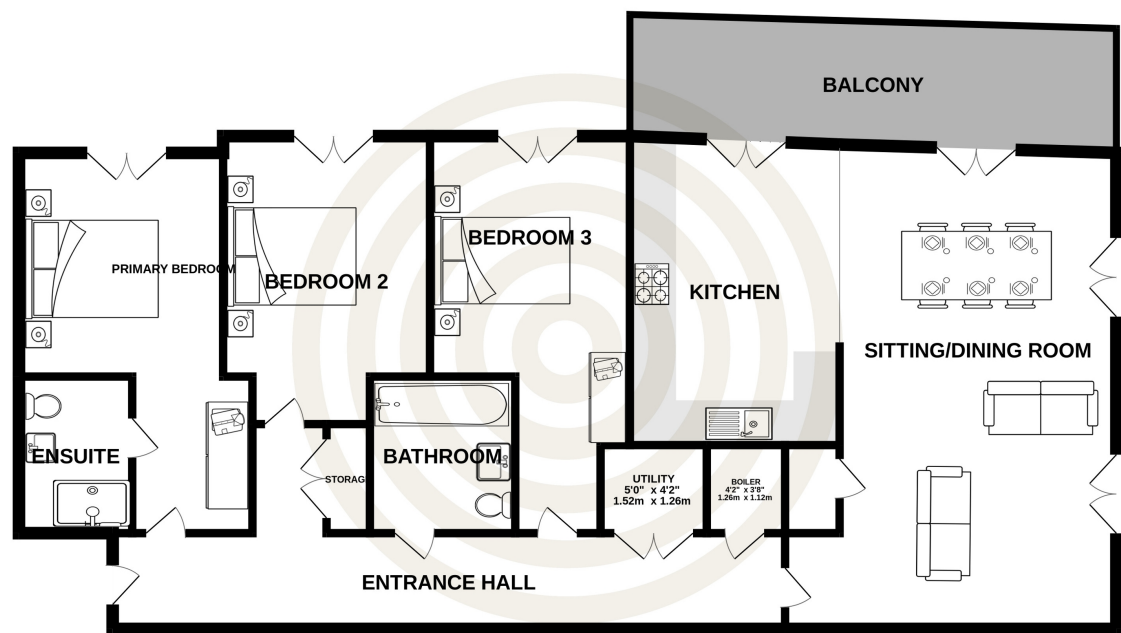
The Channel Island Estate Agent

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1154 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.3 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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## SECOND FLOOR

Entrance hall	31'7 x 4'5
Bedroom one	10'6 x 9'7
En-suite	7'5 x 5'4
Bedroom two	11'3 x 9'9
Family bathroom	8'1 x 6'8
Bedroom three	10'5 x 9'5
Sitting/dining room	22'5 x 15'3
Kitchen	14'4 x 8'3
Utility Cupboard	4'2 x 3'8

## KEY FACTS

Spacious modern apartment  
 Large terrace  
 Secure underground parking for one vehicle  
 Available immediately  
 Views over the marina and islands beyond

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Electric central heating

## APPLIANCES

Neff double oven

Neff fridge/freezer

Neff dishwasher

Miele washing machine

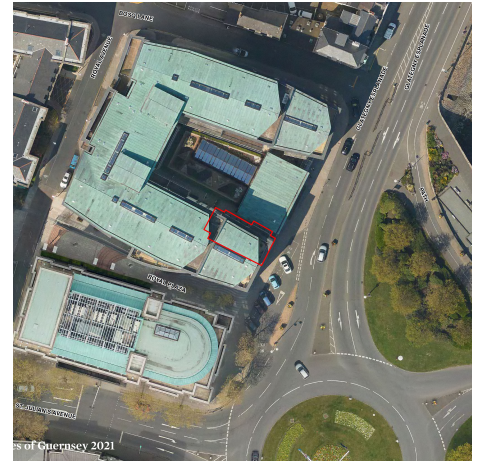
Miele tumble dryer

## 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.

**£2,800**



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