

ANFREE



3
BEDROOMS

3
BATHROOMS

3,176
SQ FT

£4,750,000 OPEN MARKET, ST. PETER PORT

This opulent apartment is located just a stone's throw from the shops, cafés, and restaurants of St. Peter Port's town centre.

The superb location, combined with on-site amenities, makes this Royal Terrace apartment the epitome of convenience and an effortless lifestyle. Enjoying views over the East Coast waterfront, the apartment benefits from direct, stunning sea vistas across the yachts and boats moored in the QEII Marina, and out towards Herm, Sark, and Alderney.

Completed to the highest of specifications and offering up to three double bedroom suites along with generous living spaces, Anfree would serve equally well as a spacious home or a pied-à-terre.

The apartment has been fitted with the latest technology, including Rako lighting, hot and cold air conditioning, a heat recovery system, and electric underfloor heating—creating a highly energy-efficient home.

With terracing on both the eastern and western elevations, this apartment truly needs to be viewed to be fully...



LIVINGROOM
The Channel Island Estate Agent













TOTAL FLOOR AREA : 3,176 sq.ft. 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.

Made with Metropix ©2024

FOURTH FLOOR

Entrance hall	43'8 x 8'0
Cloakroom	7'9 x 5'6
Sitting/dining room	40'5 x 34'0
Kitchen	20'0 x 15'5
Utility room	9'0 x 6'4
Plant room	12'1 x 3'8
Primary bedroom	19'5 x 17'2
En-suite bathroom	12'1 x 10'5
Dressing room	10'8 x 8'10
Bedroom two	20'10 x 20'0
En-suite bathroom	10'6 x 8'0
Bedroom three/study	23'0 x 12'8
En-suite shower room	9'2 x 5'8

TERRACES - 450 SQ.FT

KEY FACTS

Stunning penthouse apartment in St Peter Port
East coast views over the QEII marina and beyond
Generous reception space-finished to a high standard
Direct lift access
Underground secure parking for three vehicles
Sunny terrace

SERVICES

Mains

DRAINAGE

Mains

HEATING

Electric underfloor heating
Heat recovery system

APPLIANCES

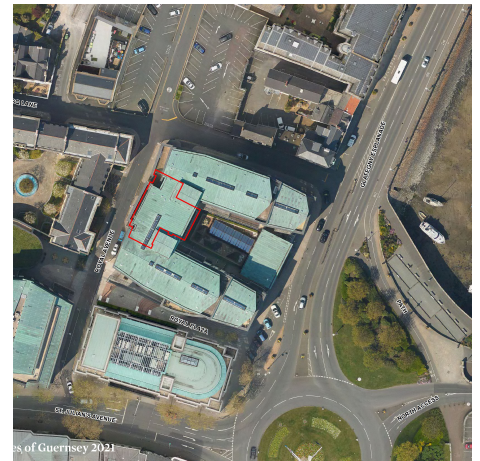
Gaggenau convection oven
Gaggenau steam oven
Gaggenau warming drawer
Gaggenau induction hob
Extractor unit
Gaggenau fridge freezer
Integrated wine fridge
Gaggenau washing machine
Gaggenau tumble dryer
Quooker hot tap

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.

£4,750,000



LIVINGROOM
The Channel Island Estate Agent