PARFONDE



3
BEDROOMS

3
BATHROOMS

3,200
SQ FT

£4,250,000 **OPEN MARKET, ST. PETER PORT**

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

The enviable location, together with on-site amenities, makes this Royal Terrace apartment the epitome of convenience and effortless living. Overlooking the East Coast waterfront, the property enjoys stunning sea views across the yachts and boats moored in the QEII Marina.

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

Viewing is highly recommended to fully appreciate all that this stylish apartment has to offer.

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The Channel Island Estate Agent































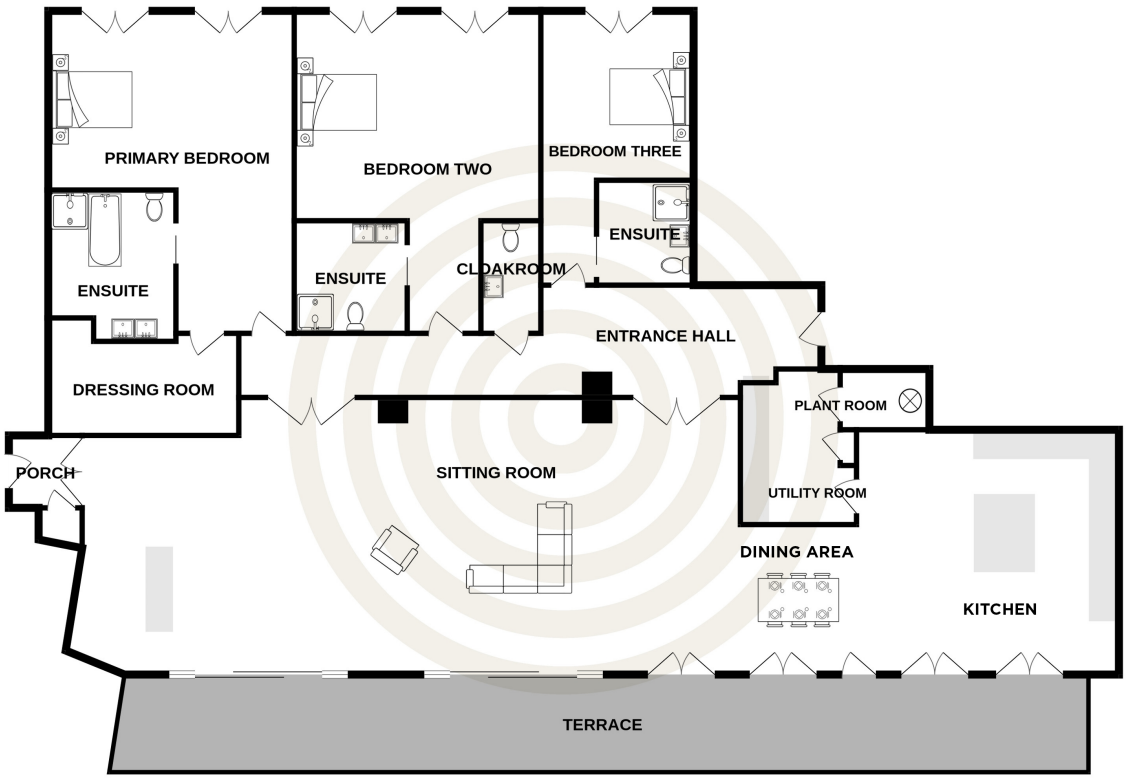








FIRST FLOOR



TOTAL FLOOR AREA : 3,200 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.
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SECOND FLOOR

Entrance hall	42'11 x 8'6
Kitchen/dining/sitting room	76'5 x 21'2
Utility room	11'6 x 8'7
Plant room	6'7 x 4'6
Primary bedroom	23'9 x 18'2
En-suite bathroom	11'2 x 9'5
Dressing room	14'0 x 8'8
Bedroom two	23'9 x 18'2
En-suite shower room	8'4 x 8'4
Bedroom three	20'3 x 11'3
En-suite shower room	7'9 x 7'2
Cloakroom	8'4 x 4'5
Rear porch	5'5 x 5'4

KEY FACTS

Stunning apartment in a prestigious development

East Coast views over the Marina and beyond

Generous reception space-finished to a high standard

Three bedroom suites

Direct lift access

Sunny terrace and underground parking for two vehicles

SERVICES

Mains Services

DRAINAGE

Mains

HEATING

Electric underfloor heating

Heat recovery system

APPLIANCES (GAGGENAU)

2 Ovens

Warming drawer

Induction hob

Extractor unit

Dishwasher

Larger larder fridge and freezer below

Quooker hot tap

Washine machine

Tumber 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.

£4,250,000



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