

# PARFONDE



**3**

BEDROOMS

**3**

BATHROOMS

**3,200**

SQ FT

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## £3,750,000 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.



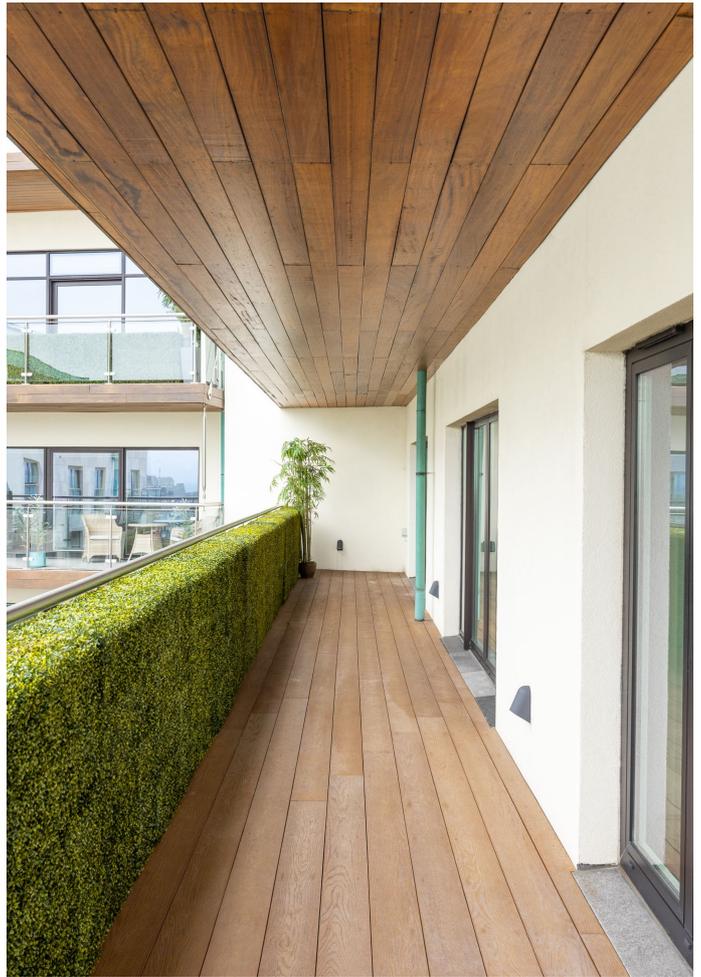
**LIVINGROOM**  
The Channel Island Estate Agent



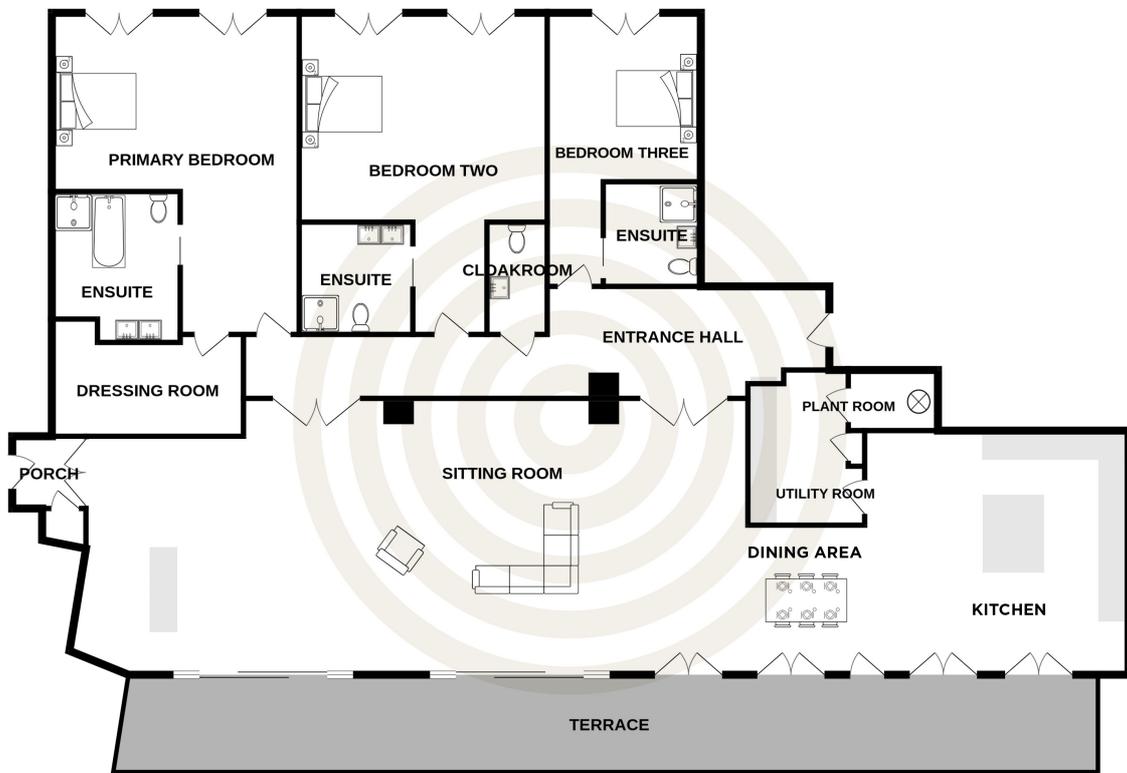








FIRST FLOOR



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**

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

**KEY FACTS**

Stunning apartment in a popular development  
East Coast views  
Three bedroom suites  
Underground parking

**SERVICES**

Mains

**DRAINAGE**

Mains

**HEATING**

Electric underfloor heating

**APPLIANCES**

**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.

**£3,750,000**



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