

La Charroterie

Perry's: T H11

TRP: 105

Parish: St Peter Port

Price: £295,000



A rare gem in an established development. Inspired are proud to present a duplex penthouse apartment in immaculate condition to the market.

This apartment has two bedrooms and is split over two floors. Generous living proportions with a spacious feel. Parking and visitor parking. Communal gardens.

Accommodation comprises:- Hallway. Kitchen. Open plan living space. Two bedrooms. Shower Room. Parking and Communal gardens.

•Penthouse apartment

•Two bedrooms

•Immaculate condition

•Generous living proportions

•Parking and communal gardens



Entrance hall



Family shower room

inspired estate agents





ENTRANCE HALL

Neutrally decorated with matching carpet. Night storage heater. Intercom. Two 3 spot lighting clusters. Smoke alarm. Doors to:-

OPEN PLAN LIVING SPACE 5.47m (17'11") max x 4.54m (14'11") max incl door recess
Neutrally decorated with matching carpets. TV/Sat/Phone points. Windows to rear and side. Cupboard housing hot water cylinder. Cupboard housing electrics and storage. Four spot lighting. Night storage heater.

KITCHEN 2.77m (9'1") x 2.06m (6'9")

Light wooden floor and wall units with speckled work surfaces. Stainless steel sink and drainer. Tiled splash backs. Wood effect flooring. Windows to front and side. Appliances include Hotpoint future fridge/freezer. Hotpoint Aquarius washer/dryer. Indesit four ring halogen hob. Indesit oven. Stainless steel extractor fan.

BEDROOM 2 3.05m (10') max incl door recess x 3.05m (10') max

Neutrally decorated with neutral carpet. Night storage heater. Window to front with blinds. Pendant light fitting.

SHOWER ROOM 1.70m (5'7") x 1.64m (5'5")

Three piece suite in white comprising Shower cubicle with sliding glass doors. WC. Hand basin with mirror shaver/light over. Rustic tiled flooring. Towel rail. Extractor fan. Ceiling lighting.

Stairs to:-

LANDING

Neutrally decorated with matching carpets. Two pendant light fittings and shades. Smoke alarm. Door to stairs / fire escape. Door to:-

MASTER BEDROOM 5.46m (17'11") max x 4.87m (16') max

Neutrally decorated with matching carpets. Spacious bedroom with dual aspect Velux windows. TV/Sat/Phone points. 3 spot cluster lighting. Night storage heater.



Kitchen





EXTERIOR

Communal garden area ideal to relax in. Whilst the allocated and visitor parking is situated within the underground parking area.

Service Charges:

The community service charge we have been informed is £520.50 a quarter and this charge covers block building insurance, maintenance of all outdoor and communal areas as well as water rates.

PARKING SPACE D8

Services:

Mains Electricity, water, drains, night storage heaters. Upvc double glazed windows.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



Bedroom 2



First floor landing

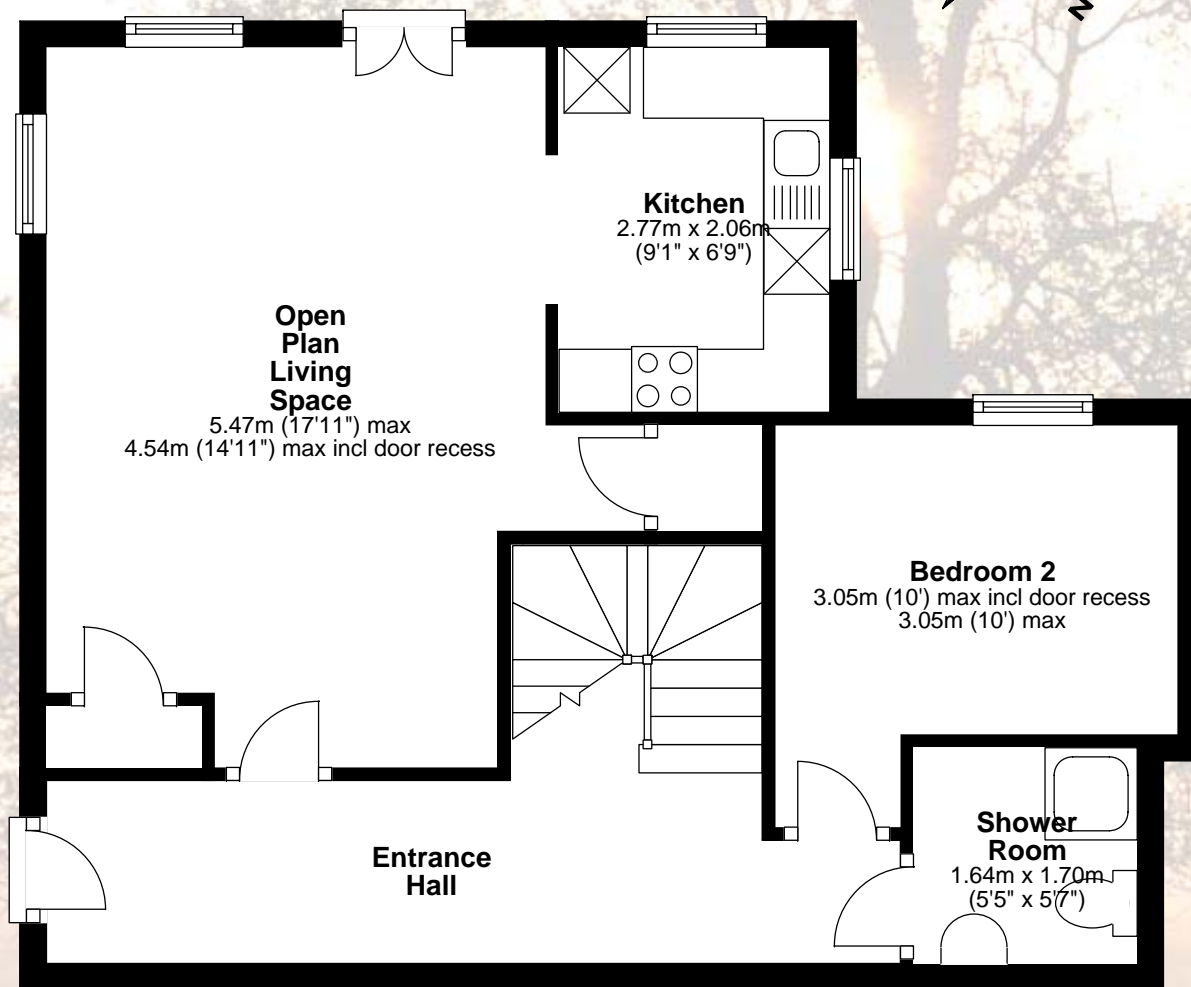


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Second Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



Third Floor

Approx. 32.1 sq. metres (345.9 sq. feet)

