£465,000

Local Market

Pavilion House

St Peter Port



Cranfords are delighted to offer Apartment 3, Pavilion to the local market. Situated on the first floor of the prestigious Royal Gardens development, this generously sized apartment enjoys an enviable location within easy walking distance of St. Peter Port town centre. As the largest apartment within the complex, it offers particularly spacious and well-designed accommodation. The open-plan kitchen, lounge, and dining area provides an ideal layout for modern living, with ample space for both entertaining and everyday comfort. Both bedrooms are well-proportioned doubles, each with fitted wardrobes. One of the bedrooms further benefits from its own en-suite bathroom, in addition to a separate family bathroom. The development itself is immaculately maintained and offers secure underground parking, ensuring both convenience and peace of mind. This is a superb opportunity to acquire a spacious apartment in a sought-after development. Contact Cranfords on 243878 to arrange your viewing today.

- 2 Bedrooms
- 2 Bathrooms
- Low Maintenance
- Ideal Downsize Or Buy To Let Opportunity
- Secure Underground Parking
- No Onward Chain
- Generous Sized Rooms
- Move-In Condition
- One of the Largest Apartments in the Complex
- TRP 64
- LR3321

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Accommodation

Ground Floor

Entrance Hall
12' 4" x 3' 5" (3.76m x 1.04m)

Lounge/Diner
19' 0" x 15' 7" (5.79m x 4.75m)

Kitchen
Appliances include 4 ring electric Bosch hob, Neff extractor fan, Neff single oven, Hotpoint washer/dryer, Neff dish washer and Neff integrated fridge/freezer.
9' 5" x 8' 0" (2.87m x 2.44m)

Bathroom
11' 8" x 5' 9" (3.56m x 1.75m)

Bedroom 1
Fitted wardrobes and shelving.
14' 2" x 12' 8" (4.32m x 3.86m)

Bedroom 2
16' 0" x 11' 9" (4.88m x 3.58m)

En Suite Bathroom
9' 7" x 5' 6" (2.92m x 1.68m)

Services

Main drains electricity and water. Gas central heating.

Service Charge

£540.41 per month.

Price Includes

Floor coverings and light fittings. Appliances as detailed.









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Possession

By arrangement.

Viewing

Strictly by appointment.

Please Note

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

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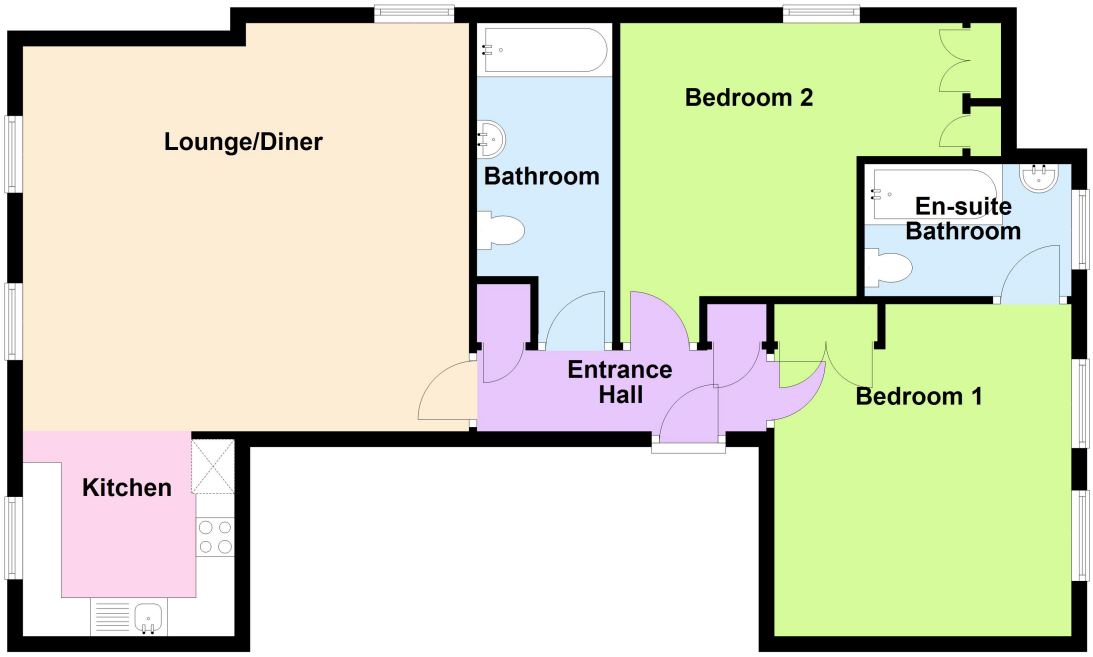
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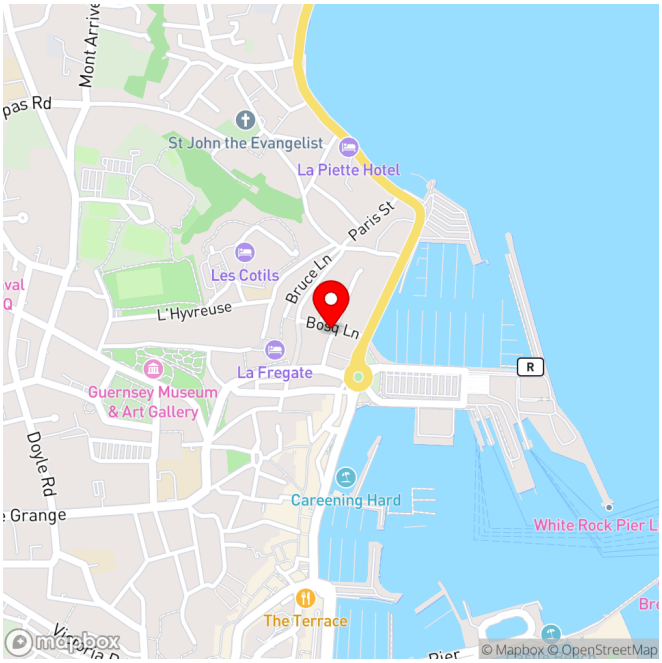
Local Market

First Floor









For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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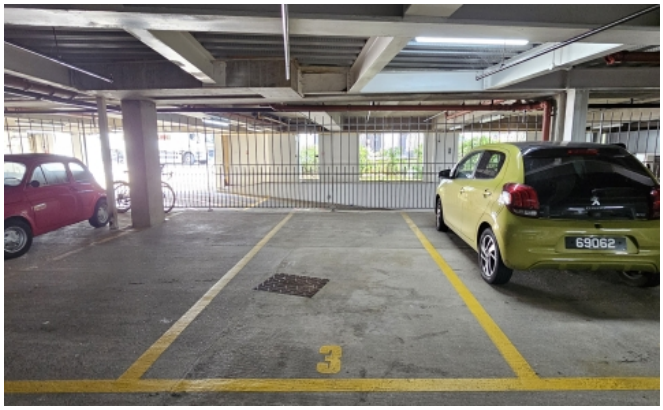
















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