

## Apt 5, Pavilion House

## St Peter Port



Cranfords are delighted to offer Apartment 5, Pavilion to the local market. Located on the second floor of the prestigious Royal Gardens development, this exceptional apartment enjoys an enviable position within easy walking distance of St. Peter Port town centre. As one of the largest apartments within the complex, it provides particularly spacious and thoughtfully designed accommodation throughout. The heart of the home is the expansive open-plan kitchen, lounge and dining area, offering an ideal layout for modern living with generous space for both entertaining and everyday comfort. Both bedrooms are well-proportioned doubles with bedroom one enjoying the advantage of a private en-suite bathroom, complemented by a separate family bathroom. The development itself is immaculately maintained and features secure underground parking, providing both convenience and peace of mind. This represents a superb opportunity to acquire a substantial apartment within a highly sought-after development. Contact

- ✓ 2 Bedrooms
- ✓ 2 Bathrooms
- ✓ Secure
- ✓ Top Floor
- Underground Parking
- Apartment
- ✓ Close To Many Local Amenities
- ✓ Central Town Location
- ✓ TRP 77
- ✓ LR3370

Cranfords on 243878 to arrange your viewing today.



## 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 washing machine, 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

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 drain, electric and water. Gas central heating.

### SERVICE CHARGE

£540.41 per month

### PRICE INCLUDES

Floor coverings and light fittings. Appliances as detailed.

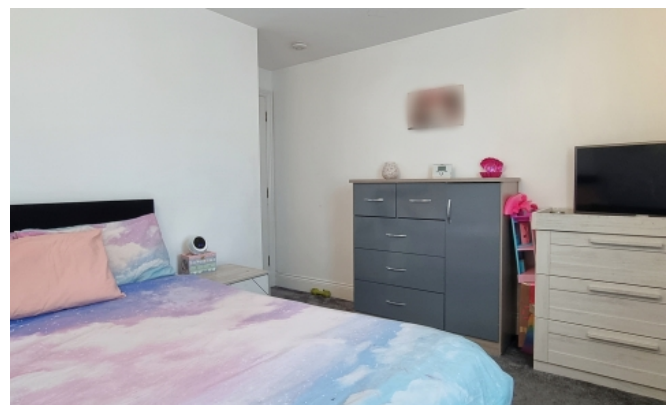
### VIEWING

Strictly by appointment.

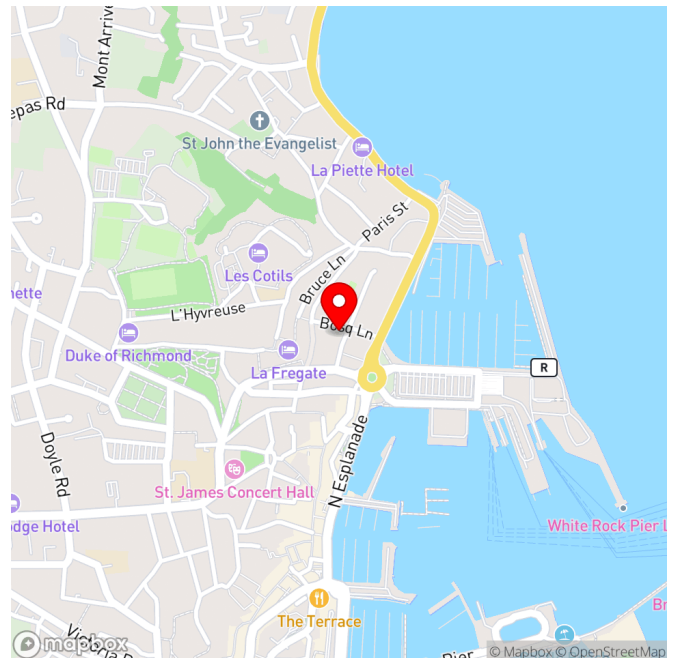
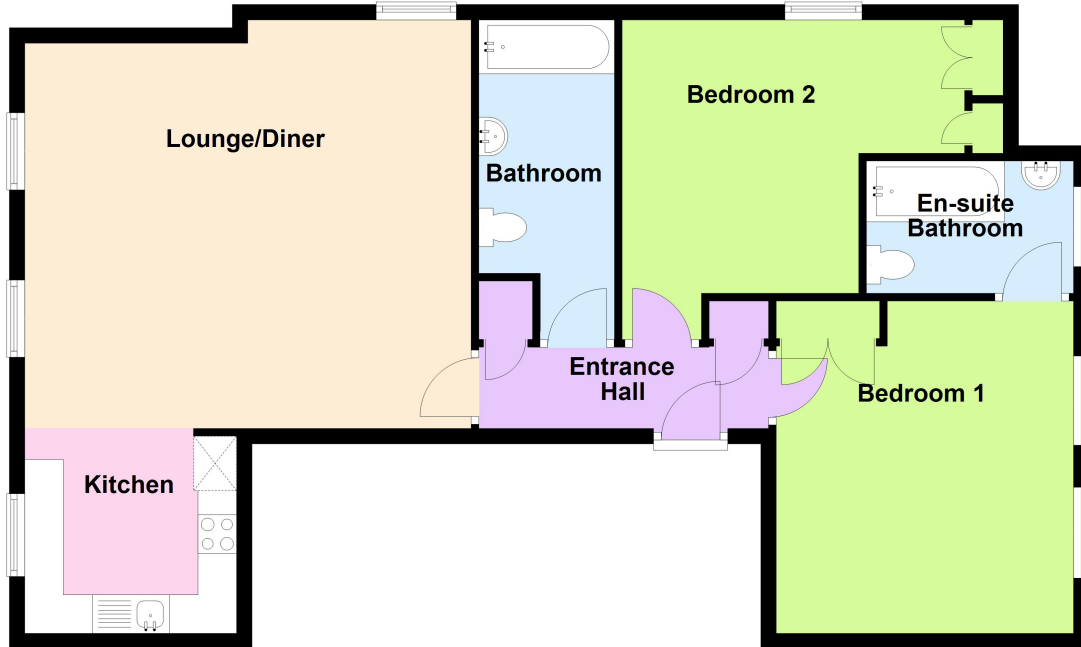
### PLEASE NOTE

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.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



**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.

