

£445,000





## Features

- Secure Underground Parking
- Top Floor Apartment
- Close To Many Local Amenities
- Central Town Location

## Summary of Property

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 center. As one of the largest apartment 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 Cranfords on 243878 to arrange your viewing today.

## Room Descriptions

### 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

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

### 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.



## Material Information

**Parking Types:** Allocated. Gated. Private.

**Heating Sources:** Electric. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

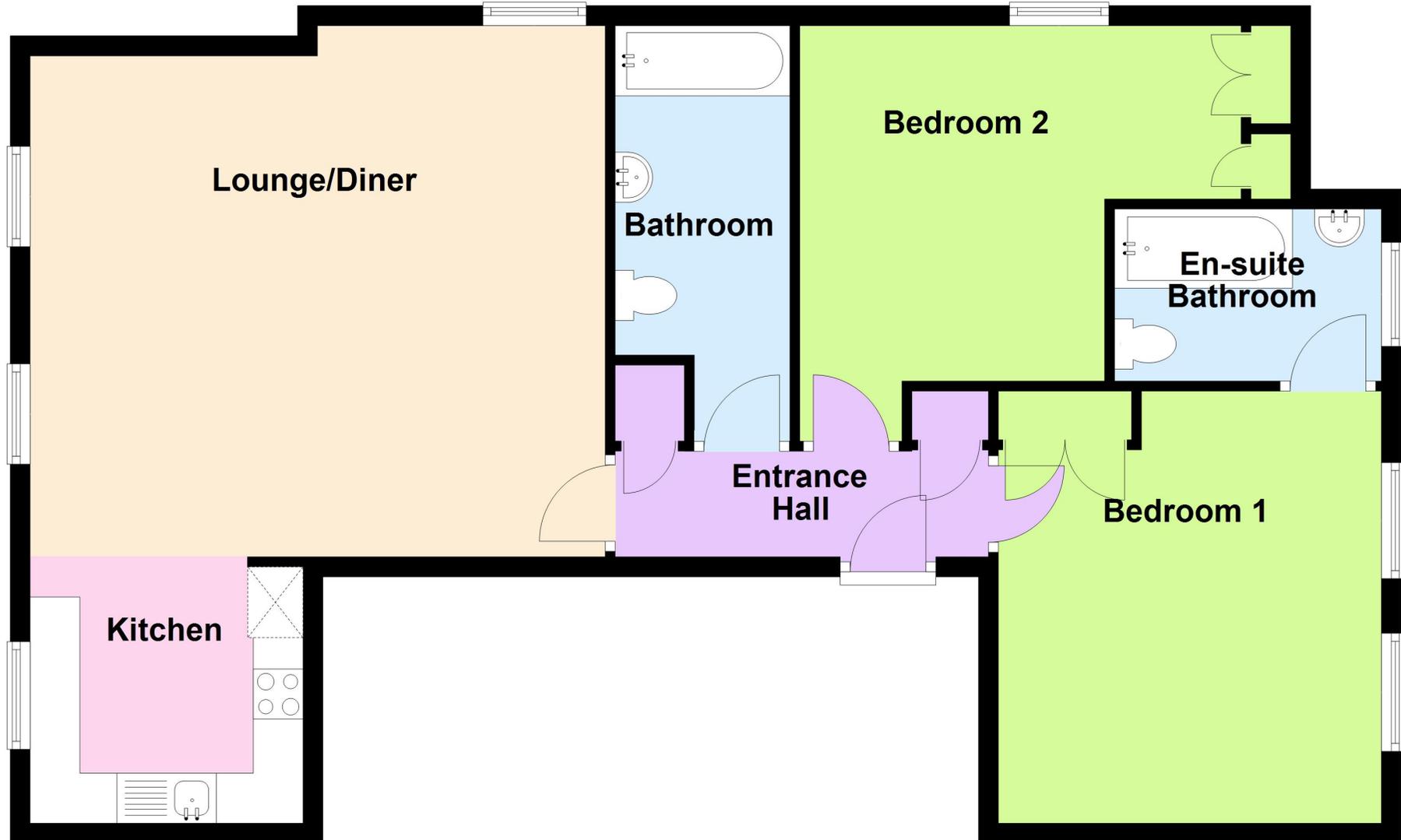
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## First Floor



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