

Maple Place

Lower Vauvert, St Peter Port

UNIT 1: £295,000

Ref: 1357/1

UNIT 2: £289,500

Ref: 1357/2

UNIT 3: £284,500

Ref: 1357/3

UNIT 4: UNDER OFFER

Ref: 1357/4

- Exciting brand new development consisting of a block of 4 purpose built executive apartments.
- In the process of being professionally constructed by a well respected local builder.
- To be completed to an extremely high standard with quality fixtures and fittings throughout.
- Ideally situated in the heart of St Peter Port within easy walking distance to the town centre.
- Perry's Guide ref: Town H8
- TRP TBA

UNIT 4 ALREADY UNDER OFFER



FRONT ELEVATION


SIDE ELEVATION

Chateaux Estate Agency is proud to release, as sole agents, this exciting brand new development consisting of a block of four purpose build executive apartments. All of which are in the process of being professionally constructed by a well-respected local builder and developer.

Each unit will be constructed to ensure the most up to date soundproofing throughout and will be finished to an extremely high specification with contemporary fixture and fittings.

The development is ideally situated only a stones throw away from the town centre, making these the perfect properties for any busy, town based professional or someone looking to live only minutes away from the heart of Guernsey.

With such an appealing apartment block being built to such a high standard, in a truly convenient location, this is surely an opportunity not to be missed.

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SERVICES Mains water, electricity, gas and drainage.

POSSESSION By Arrangement

Maple Place - Unit 1

PRIVATE ENTRANCE: Separate front door entrance

PORCH: Opening to kitchen/living/dining room, door to bedroom 2.

KITCHEN: 4.3m x 3m (14'1 x 9'10)

LIVING/DINING ROOM: 4.9m x 3.7m (16' x 12'1)

This impressive open plan living area will comprise of a fully fitted contemporary style kitchen with modern fixtures and fittings and a spacious living/dining area. Door to master bedroom and w.c. Two windows to front.

MASTER BEDROOM: 3.5m x 3.15m (11'5 x 10'4)

Double bedroom with window to front and door to en-suite. Double doors to large built in wardrobe.

EN-SUITE SHOWER ROOM: 2.5m max x 1.8m max (8'2 x 5'10)

Will comprise of a modern three piece suite incorporating shower cubical, wash hand basin and w.c.

BEDROOM 2: 3.6m x 3.5m max (11'9 x 11'5)

Double bedroom with large window to front and door to en-suite bathroom. Under stair storage cupboard.

EN-SUITE BATHROOM: 2.5m x 1.8m (8'2 x 5'10)

To be fitted with a three piece suite comprising of bath, wash hand basin and w.c.



These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

Maple Place- Unit 2

FIRST FLOOR LANDING: Door to Unit 2. Stairs to second floor.

HALLWAY: Under stair storage cupboard. Door entry intercom system. Doors to kitchen/living/dining room, bedroom 1 & 2 and bathroom.

KITCHEN: 3.9m x 2.6m (12'9 x 8'6)

LIVING/DINING ROOM: 4.9m x 3.7m (16' x 12'1)

This spectacular open plan living area will comprise of a fully fitted kitchen with stylish fixtures and fittings and area for dining and living. Two windows to front.

BEDROOM 1: 3.6m x 3.5m (11'9 x 11'5)

Double bedroom with windows to front and side.

BEDROOM 2: 3.7m x 2.9m (12'1 x 9'6)

Double bedroom with large window to front and door to side. Double doors to large cupboard.

BATHROOM: 2.9m x 1.8m (9'6 x 5'10)

Will comprise of a three piece suite incorporating bath, wash hand basin and w.c..



Detailed floor plans can be viewed at Chateaux Estate Agency.

Maple Place- Unit 3

SECOND FLOOR LANDING: Door to Unit 3. Stairs to third floor and window to rear.

HALLWAY: Door entry intercom system. Doors to kitchen/living/dining room, bedrooms 1 & 2 and bathroom.

KITCHEN: 3.9m x 2.6m (12'9 x 8'6)

LIVING/DINING ROOM: 4.9m x 3.7m (16' x 12'1)

This spacious open plan living area will comprises of a fully fitted stylish kitchen with contemporary fixtures and fittings and living and dining area. Two windows to front.

BEDROOM 1: 4.3m x 3.15m > 2.5m (14'1 x 10'4 > 8'2)

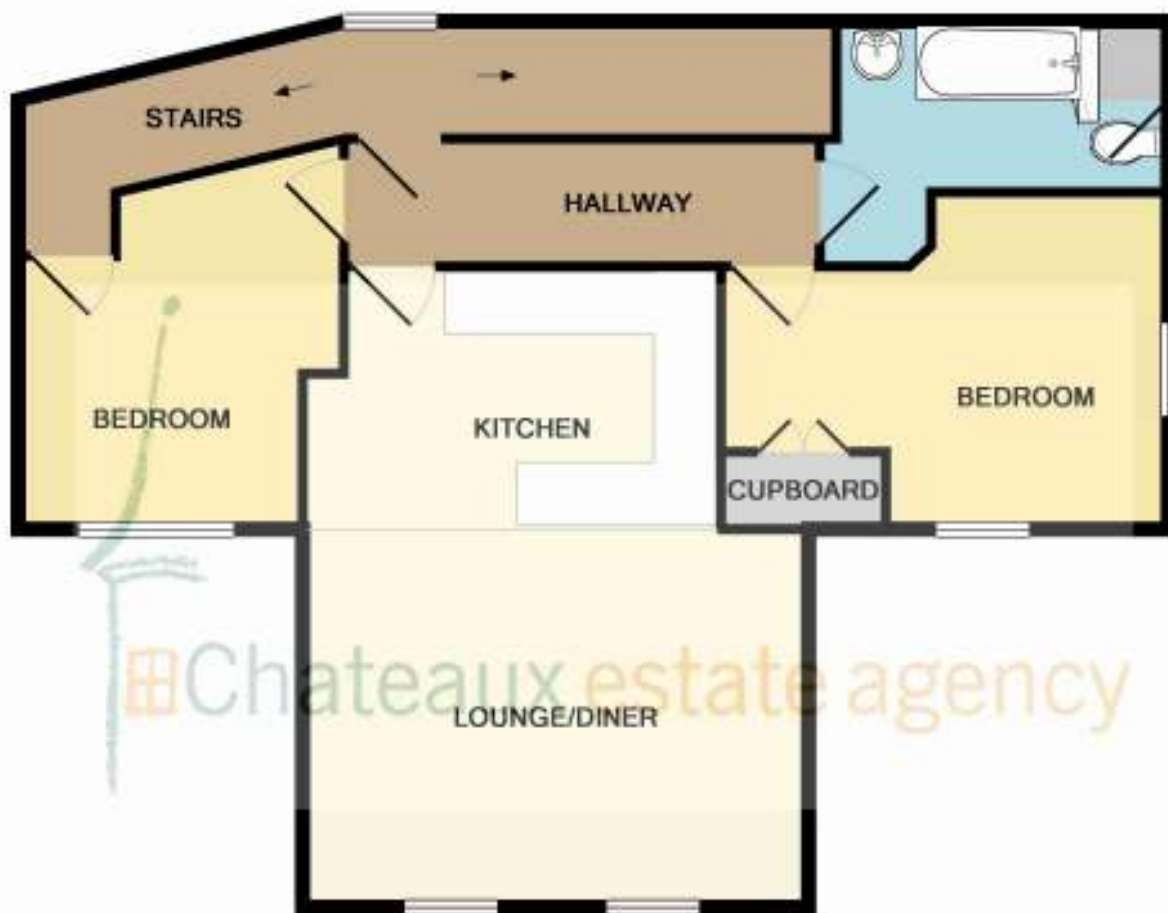
Double bedroom with windows to front and side. Double doors to large cupboard.

BEDROOM 2: 3.2m Ave x 3.1m (10'6 x 10'2)

Double bedroom with large window to front. Under stair storage cupboard.

BATHROOM: 3m x 1.6m (9'10 x 5'3)

To comprise of a three piece suite incorporating a bath, wash hand basin and w.c.



Chateaux estate agency limited

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