



A ground floor apartment forming part of a contemporary modern development.

Apartment 6 Clifton Heights, Les Canichers, St Peter Port, Guernsey

Asking Price £455,000



Ground floor, two bedroom, two bathroom apartment • Conveniently located in the heart of St Peter Port • Contemporary modern development • Secure allocated underground parking space • Immaculate, good-sized accommodation throughout

Local Information

Clifton Heights is located in a convenient central location just a short distance from St Peter Port town centre with amenities including supermarkets, shops, restaurants, cafes and bars all on its doorstep along with the finance centre.

A main bus route is available close by from Glatigny Esplanade.

The school catchment area for the property Amherst Primary and St Sampsons High School.

About this property

A ground floor apartment forming part of a contemporary new build development that incorporates a hint of Georgian styling to mirror adjoining homes.

Standing on slightly raised ground just back from the seafront, the property enjoys some roofscape views and glimpses of the sea at the rear.

An excellent small home or investment property, it is enhanced by luxurious modern fittings and furnishings throughout.

Further features are a South-East facing balcony and lift access to secure underground parking.

Service and Notes

Mains water, drainage and electricity. Heating electric underfloor. Filtered air ventilation. The property is of modern construction. TRP 84.

All the fitted fittings, the floor coverings as laid, the fitted light fittings, the wooden plantation blinds as fitted and the following appliances: Siemens four ring hob, brushed stainless steel extractor, oven, microwave, integrated fridge and freezer, and integrated dishwasher.

Directions

The property is approached by vehicle down Don Street, off Bosq Lane, with access to a secure space within the underground car park at the end on the left. A lift and stairwell link to the street level and a pedestrian entrance off Les Canichers. Perry's Guide Map Reference: Page 17 G4

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.
Telephone: +44 (0) 1481 713 463.





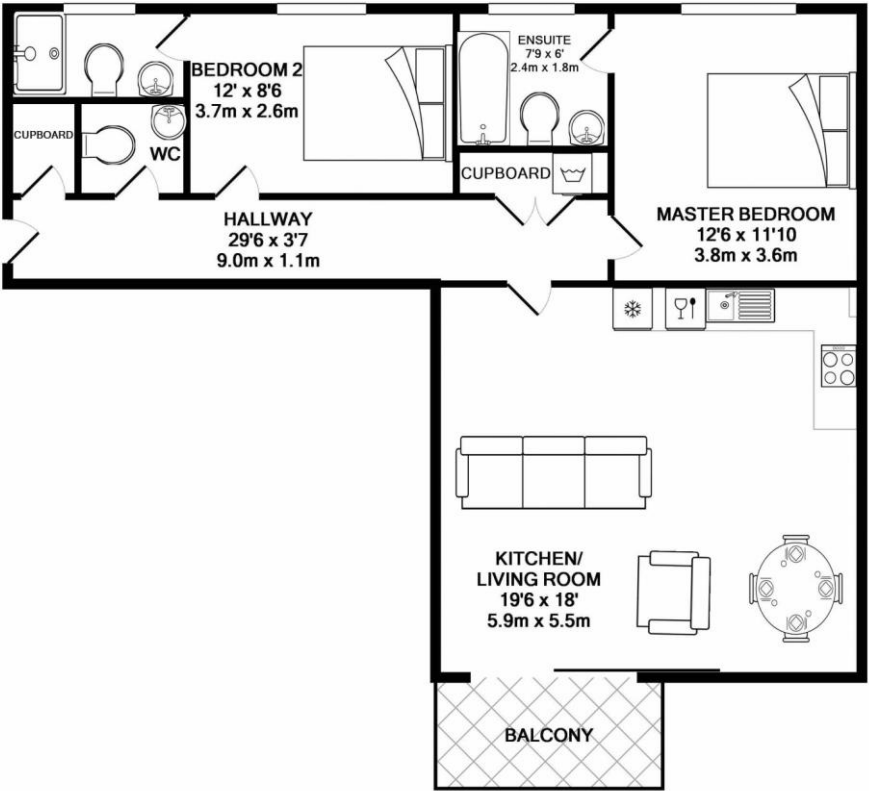
Apartment 6 Clifton Heights, Les Canichers, St Peter Port

Gross Internal Area 904 sq ft, 84 m²

Guernsey

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