

Apartment 2, Mont Havelet Court



4

BEDROOMS

4

BATHROOMS

2,506

SQ FT

£3,350,000 OPEN MARKET, ST. PETER PORT

2, Mont Havelet Court is a luxury brand new apartment in a small exclusive development situated at 1, George Road in St. Peter Port, offering superb views over Havelet Bay including Castle Cornet and the neighbouring islands of Herm, Jethou and Sark. Internally, the accommodation is lateral and spacious with an open plan kitchen/dining/sitting room with French doors leading to two balconies. As well there is a walk-in larder, utility/laundry room, four bedrooms with four en-suite bathrooms and guest cloakroom. The apartment is accessed via a beautifully designed entrance hall with lift access and underground parking for three vehicles. Furthermore, at the rear is a beach style communal garden. Mont Havelet Court is situated within a short walk of St. Peter Port or a short drive to St. Martin's village and a stroll away from the coastal footpaths.

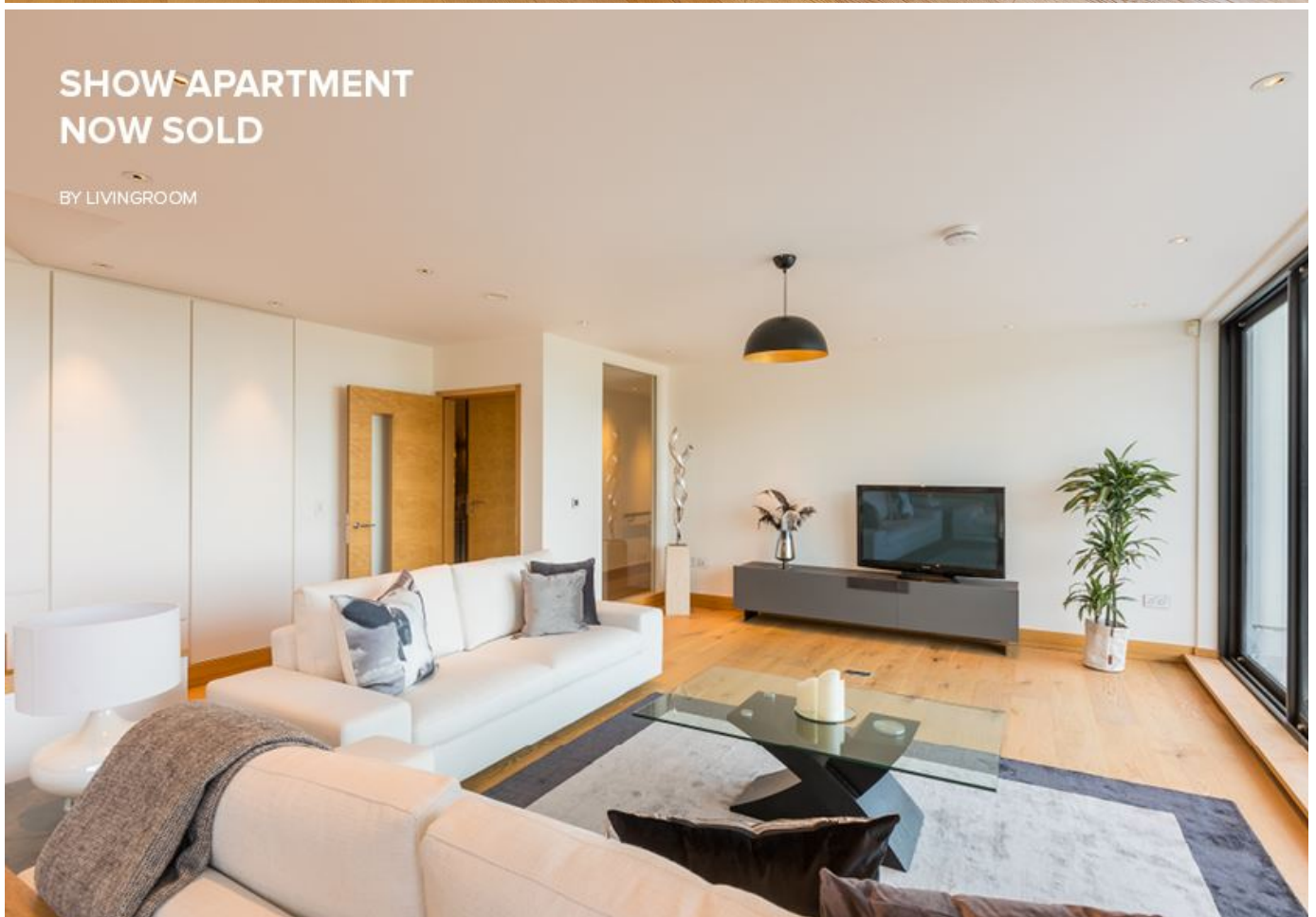


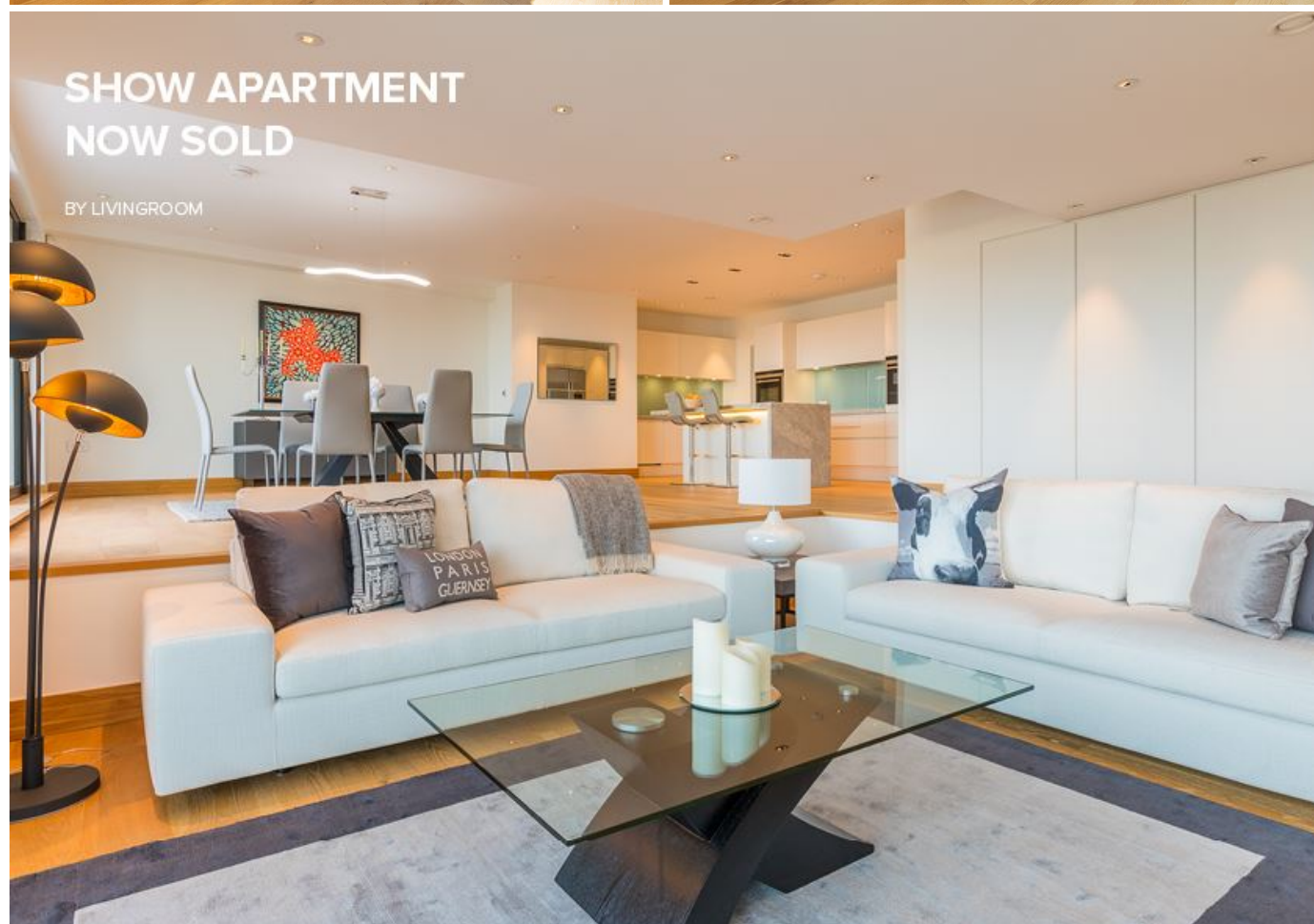
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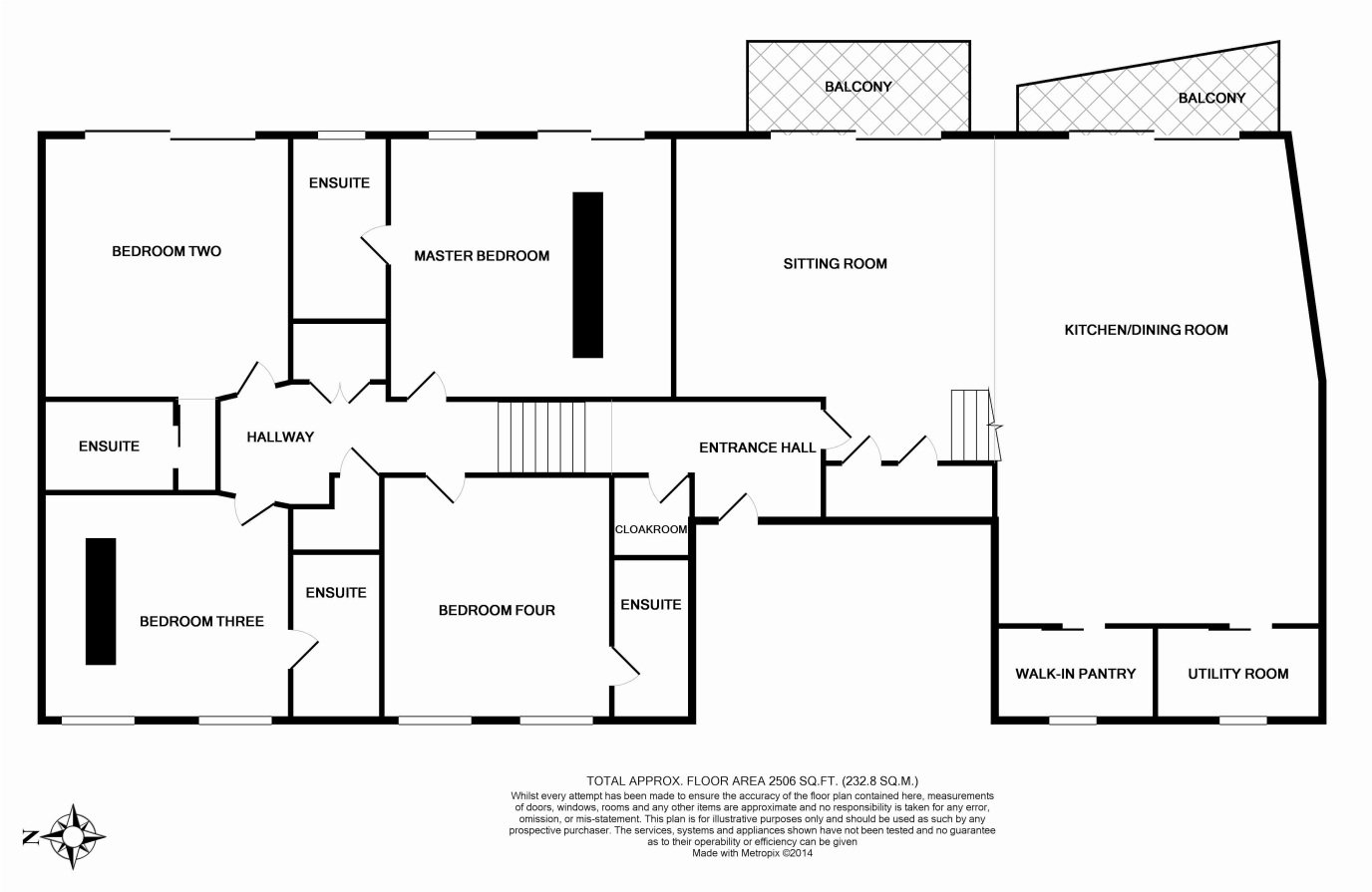












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|----------------------|--------------|
| Kitchen/dining room | 29'8 x 19'10 |
| Sitting room | 19'5 x 19'5 |
| Utility/laundry room | 9'8 x 4'6 |
| Larder | 9'8 x 4'6 |
| Hall | |
| Guest cloakroom | 5'4 x 4'5 |
| Bedroom four | 14'5 x 13'11 |
| En-suite | 8'3 x 4'10 |
| Master bedroom | 18'11 x 17'6 |
| En-suite | 11'3 x 5'9 |
| Bedroom two | 16'0 x 15'1 |
| En-suite | 8'1 x 5'8 |
| Bedroom three | 14'5 x 13'9 |
| En-suite | 12'2 x 5'6 |

KEY FACTS

Luxury apartment with sea and island views
Situating close to central St. Peter Port
Two balconies with sea views
Three underground parking spaces

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor heating

APPLIANCES

Leicht kitchen
Siemens oven/hob
Combi oven/microwave
Double fridge/freezer
Dishwasher
Siemens washing machine and tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, light fittings and appliances as listed.

SCHOOL CATCHMENT

Vauvert Primary
La Mare de Carteret High School

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,350,000



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