

112 Rosaire Gardens

Rosaire Avenue
St Peter Port

SMART OVER 55'S TWO BEDROOM APARTMENT

A well-presented two-bedroom apartment in a desirable Over 55's only development, located on the outskirts of St Peter Port. The apartment can be accessed via stairs or a lift and comprises an **entrance hall** with large storage cupboard, a spacious **living room,** a fully equipped **kitchen**, two **bedrooms** (one with fitted wardrobes and drawer units), and a spacious **shower room**. It also offers access to a large private sunny patio. Additional features include **parking** for one car, along with visitor spaces. This is an ideal home for those seeking a peaceful and convenient location, with easy access to local amenities and the heart of St Peter Port.

LOCAL MARKET SALE

£445,000

- 2 Bedrooms
- First Floor
- 1 parking space
- Visitors parking spaces
- Private sunny patio
- Central location

- Perry's Ref: 2 5E
- What3Words: tacklers.pass.orientation

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CARRÉ PROPERTY

Residential lettings, property management & select sales.
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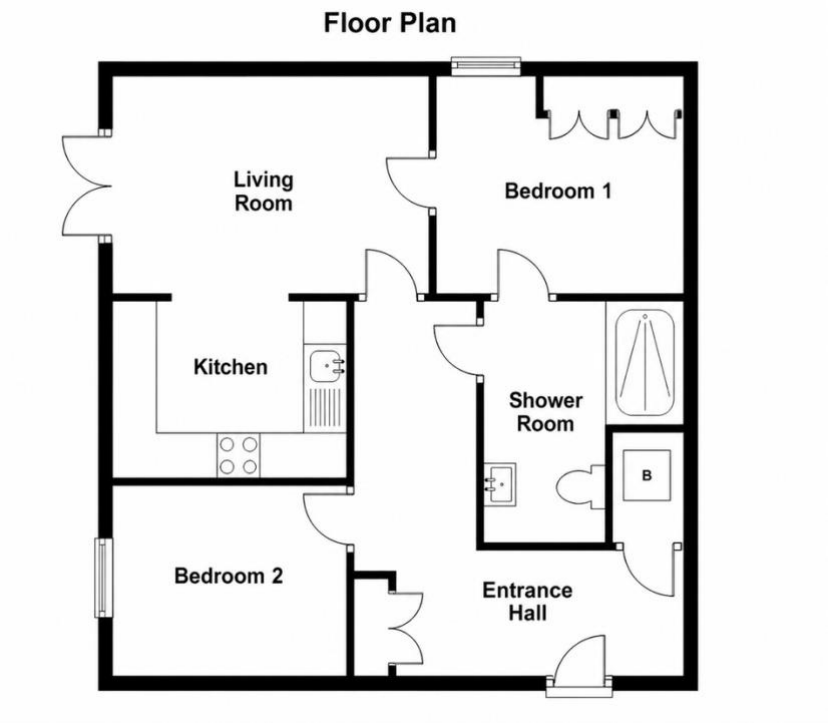


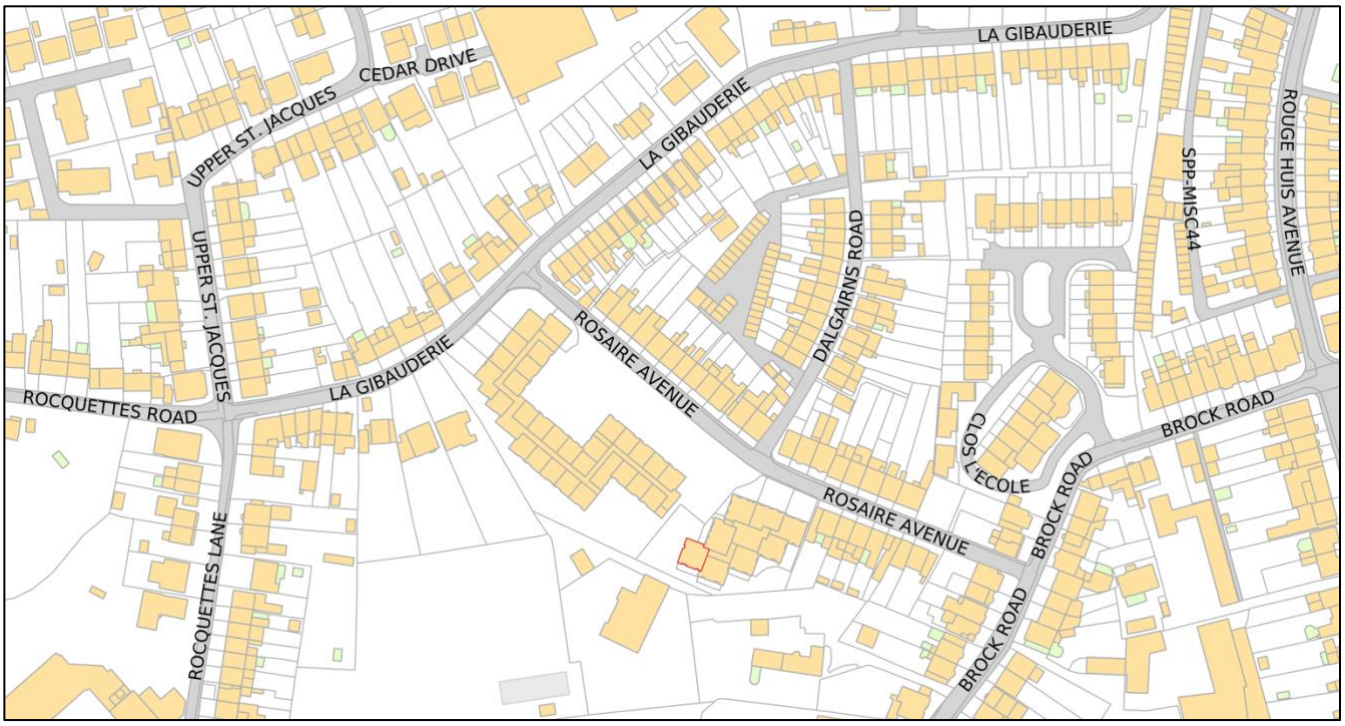




Rooms:

Entrance Hall:	4.05m x 4m *(13'3" x 13'1")* & 1.5m x 2m *(4'11" x 6'7")*
Bedroom 2:	3.1m x 2.5m *(10'2" x 8'2")*
Living / Dining Room:	4.6m x 3.9m *(15'1" x 12'10")*
Kitchen:	3m x 1.8m *(9'10" x 5'11")*
Bedroom 1:	4.6m x 3.4m *(15'1" x 11'2")*
Shower Room:	2.6m x 2.3m *(8'6" x 7'7")*





SERVICES: **Mains electricity, water, drainage. Electric underfloor heating.**

PRICE: **£445,000.**

SERVICE CHARGE: **£345.28 PCM.**

NOTE: The apartment forms part of the Rosaire Court and Gardens development overseen by Housing21 Guernsey Limited which provides excellent on-site amenities such as a large café/dining room, hairdressing salon, comfortable lounge areas, laundry and reading room and holds several social events such as bingo, fitness, cinema evenings, singing and talks. Communal garden areas with seating are available for all occupiers. Additional care can be provided by separate arrangement with the States of Guernsey.

AVAILABLE: By negotiation.

VIEWING: By appointment through Carré Property Limited.

These details are provided as a general guide and do not form part of any offer or contract. Plans are for illustration only, and all measurements, layouts, and features are approximate. Neither the Owner nor Carre Property guarantee their accuracy. Applicants must independently verify all information, including the condition of the property, its systems, and any necessary consents for alterations or usage.

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