



16 Infinity Lofts

Les Amballes | St Peter Port |

This impressive mid-terrace property is offered to the market in excellent condition and blends a commercial style that boasts exposed internal brickwork, with a modern, sleek finish. Number 16 is part of the highly-desirable Infinity Lofts development which is conveniently located within walking distance to the town centre, Admiral Park and Beau Sejour. Accommodation is set over three floors and comprises kitchen/diner, lounge, three bedrooms (with an en-suite to master), a family bathroom and a WC. To the front of the property is an enclosed, low maintenance decked area, accessible direct from the kitchen. There is also secure, underground parking for two cars. This low maintenance family home must be viewed internally to be fully appreciated.

£695,000

ESTATE AGENTS & PROPERTY MANAGERS

3 BEDROOMS

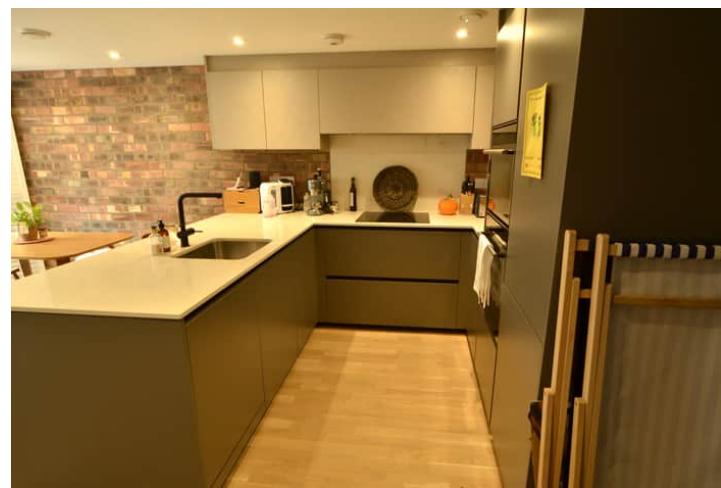
2 BATHROOMS

1 RECEPTION

**Shields
& Rutland**

OPENING DOORS SINCE 1993

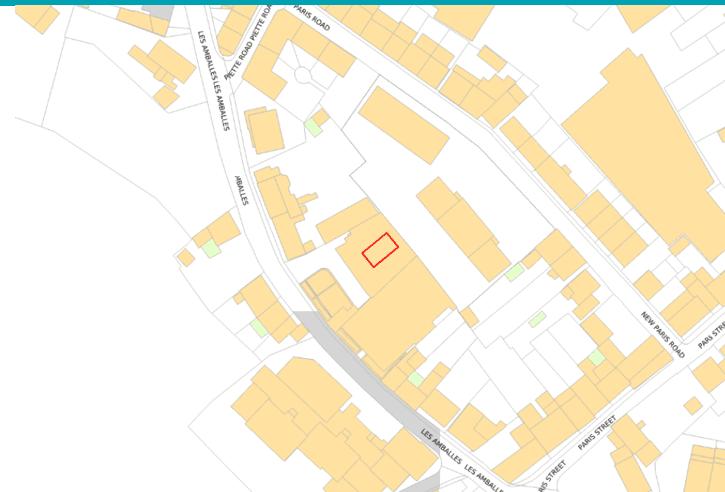
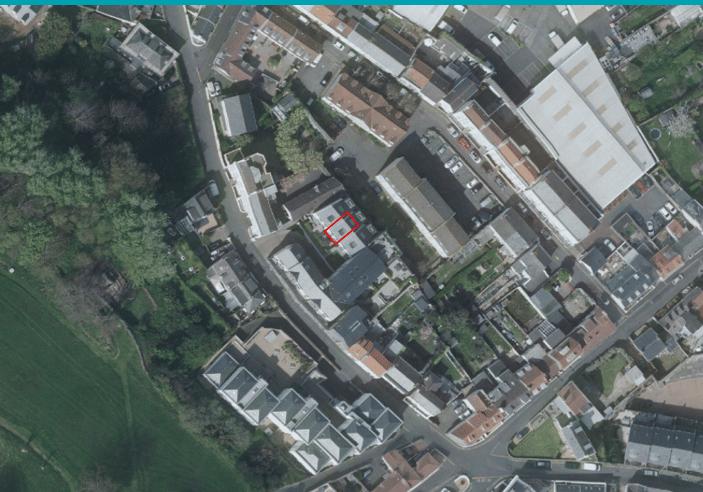
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.48m x 1.17m (8' 2" x 3' 10")

Kitchen/Diner

4.24m x 3.71m (13' 11" x 12' 2")

Lounge

4.73m x 4.02m (15' 6" x 13' 2")

WC

1.61m x 1.21m (5' 3" x 4' 0")

First Floor Landing

5.31m x 2.00m (17' 5" x 6' 7")

Bedroom 2

4.24m x 3.79m (13' 11" x 12' 5")

Bedroom 3/Nursery

2.94m x 2.80m (9' 8" x 9' 2")

Bathroom

2.89m x 1.66m (9' 6" x 5' 5")

Second Floor Landing

2.26m x 1.27m (7' 5" x 4' 2")

Master Bedroom

5.39m x 3.95m (17' 8" x 13' 0")

Ensuite

2.22m x 1.93m (7' 3" x 6' 4")

Garden

To the front of the property is an enclosed, low maintenance patio area.

Parking

There is secure underground parking for two vehicles.

PRICE INCLUDES

Flooring and light fittings.

SPECIAL FEATURES

- Light and spacious
- Outskirt of town
- Immaculate condition
- Good storage

SERVICES

Mains drain, water and electricity.

APPLIANCES INCLUDED

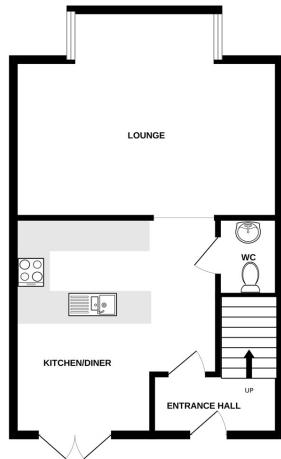
- Bosch washer/dryer
- Hotpoint fridge/freezer
- Hotpoint hob and extractor fan
- Hotpoint oven

SCHOOL CATCHMENT

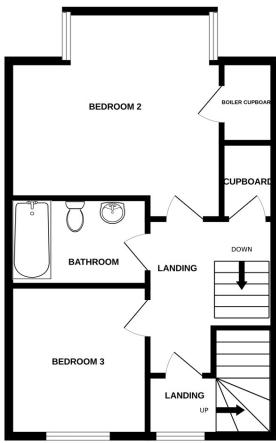
Amherst Primary School and St Sampson High School

FLOORPLAN

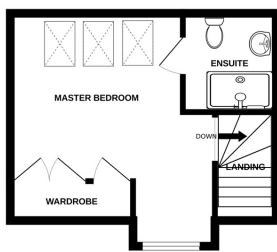
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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