

£399,000



Flat 1 & 2, 3 Tower Hill, St Peter Port

Perry's guide reference: 5 K9



- Exciting Investment Opportunity
- Two, One Bed Flats Within Same Building
- Only A Short Stroll From Town Centre
- Both Units Benefit From Their Own Entrances
- Sold With Vacant Possession.
- TRP 92

Description

An investment opportunity to acquire two local market flats within the same building, located only a short stroll of the high street and in the old quarter of town.

The Heritage listed property consists of two, one bedroom flats on the first and second floor, each with their own private entrances and offering a kitchen, lounge, bathroom and double bedroom.

Sold with vacant possession, this is an exciting investment opportunity, well worth viewing.





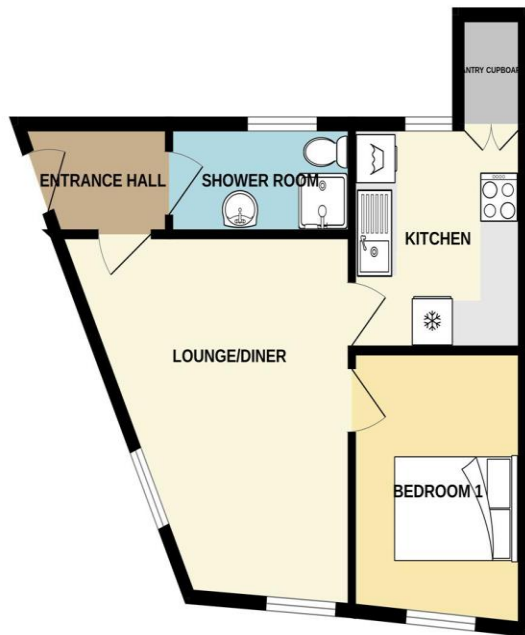




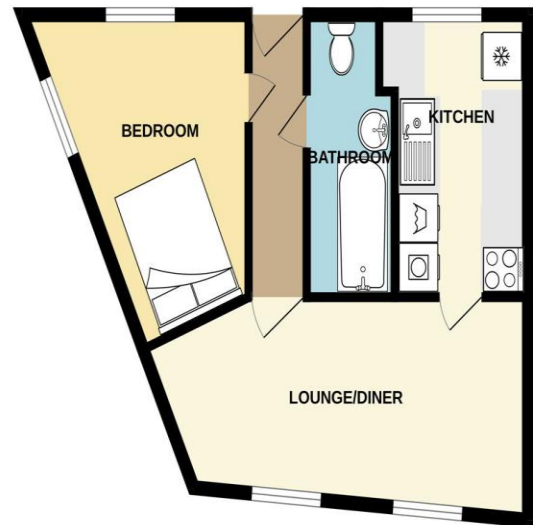




1ST FLOOR



2ND FLOOR



Appliances

To include fitted flooring, carpets, curtains and blinds as hung and lighting fittings.

Appliances include:

FLAT 1

Hotpoint electric oven & hob
LEC undercounter fridge and freezer compartment
Hotpoint washing machine

FLAT 2

Tricity Bendix electric oven & hob
Hotpoint fridge/freezer
Hotpoint washing machine

Room Measurements

FLAT 1

FIRST FLOOR

Entrance Hall	6' 1" x 4' 5" (1.86m x 1.34m)
Lounge/Diner	14' 2" x 11' 5" (4.31m x 3.47m)
Kitchen	9' 0" x 8' 4" (2.74m x 2.53m)
Pantry Cupboard	4' 2" x 3' 2" (1.26m x 0.96m)
Bedroom	12' 1" x 9' 0" (3.69m x 2.75m)
Shower Room	8' 8" x 4' 10" (2.65m x 1.47m)

FLAT 2

SECOND FLOOR

Entrance Hall	11' 3" x 2' 9" (3.42m x 0.83m)
Lounge/Diner	17' 11" x 9' 9" (5.45m x 2.98m)
Kitchen	10' 4" x 5' 4" (3.16m x 1.63m)
Bedroom	13' 5" x 10' 9" (4.08m x 3.28m)
Bathroom	9' 11" x 3' 10" (3.03m x 1.17m)



Possession
By Arrangement

Services

Mains water, electricity and drainage.

Electric heating (in Flat 1).

Single glazed windows.

The property is of traditional construction.

The property is Heritage listed.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.