

MAWSON COLLINS

PROPERTY SPECIALISTS



£269,000



Flat 7, 1 Grange Place, St Peter Port

Perry's guide reference: 25 F1



- Smart First Floor One Bedroom Flat
- Within Easy Reach Of The Town Centre
- Presented In Walk-In Condition
- Good On-Street Parking Nearby
- Ideal First Time Buy Or Buy To Let
- TRP 55

Description

A well-presented flat located in an off-road location in St Peter Port, within easy distance of the town centre.

The flat benefits from its own private entrance and the light and airy accommodation offers a fully-fitted kitchen, shower room, spacious lounge/diner and a double bedroom, with fitted wardrobes.

With good on-street parking at the Odeon car park nearby, this flat is perfect for a first time buy or buy to let investment.

Quick viewing highly recommended by Mawson Collins Limited.

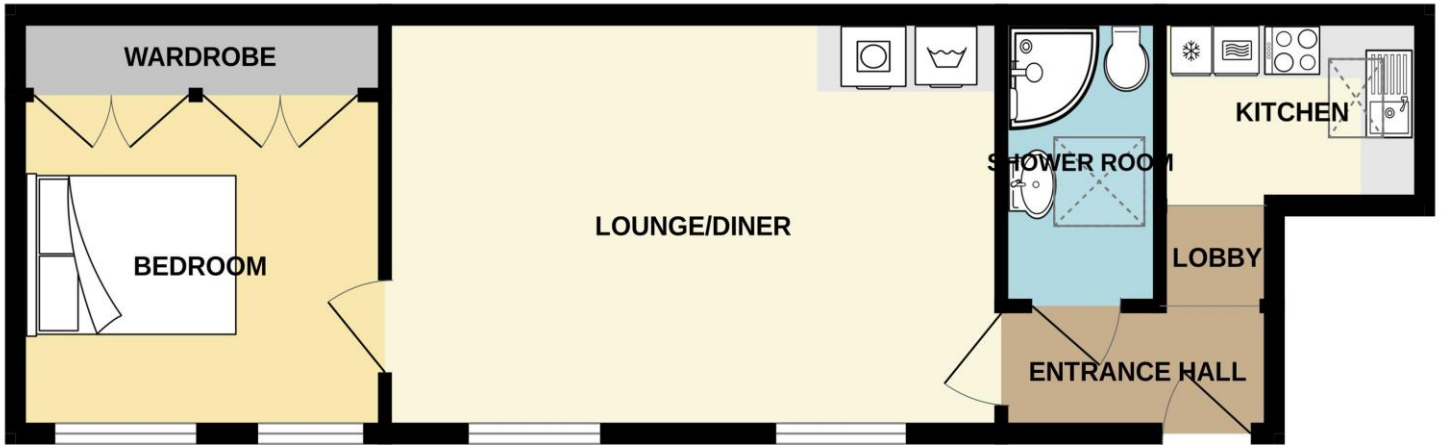








FIRST FLOOR



Appliances

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

Appliances include:

Neff electric oven & hob

Neff integrated microwave

Integrated Neff fridge/freezer compartment

Bosch Tumble Dryer

AEG Washing Machine

Room Measurements

Entrance Hall	7' 8" x 3' 5" (2.33m x 1.03m)
Lobby	3' 1" x 2' 11" (0.95m x 0.89m)
Kitchen	7' 5" x 5' 0" (2.27m x 1.53m)
Shower Room	7' 1" x 4' 6" (2.15m x 1.37m)
Lounge	17' 5" x 11' 4" (5.30m x 3.45m)
Double Bedroom	11' 7" x 10' 5" (3.53m x 3.17m)



Possession

By arrangement.

Services

Mains water, electricity and drainage.
Gas central heating. uPVC windows.

The property is of traditional construction.

Service Charge

£25 per month to include communal lighting and gardening.



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.