

# MAWSON COLLINS

PROPERTY SPECIALISTS

£395,000



## No. 16 Vauvert, St Peter Port

Perry's guide reference: 5 H8





- Large Building Split Into 3 Flats
- Currently 1 Bed, 2 Bed & 3 Bed Units
- Requiring Renovation/Upgrading
- Centrally Located In St Peter Port
- Good On-Street Parking Nearby
- TRP 243

### Description

A terraced property, located in St Peter Port and split into three units of accommodation (total measurement of 2,615 square feet).

With accommodation that currently includes a one bedroom flat with a lounge, separate kitchen/diner, shower room and a small courtyard garden on the ground floor, a two bedroom unit, with bathroom, lounge/diner and separate kitchen on the first floor and a large three bedroom property, with spacious kitchen/diner and separate lounge on the top floor.

Requiring upgrading work throughout, the property would be an ideal project and buy-to-let investment once completed. Internal viewing is highly recommended to fully appreciate the potential of this property.













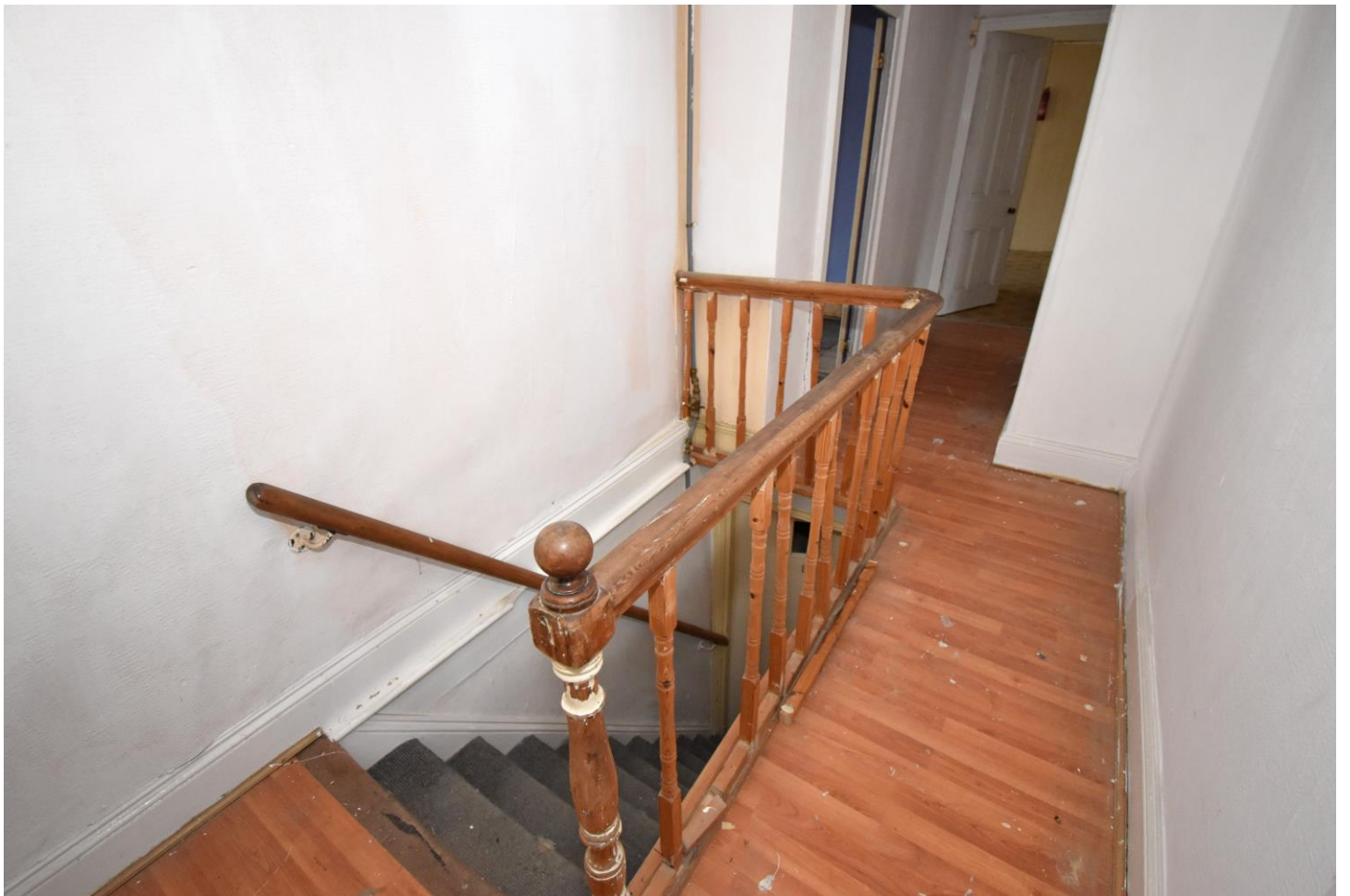






















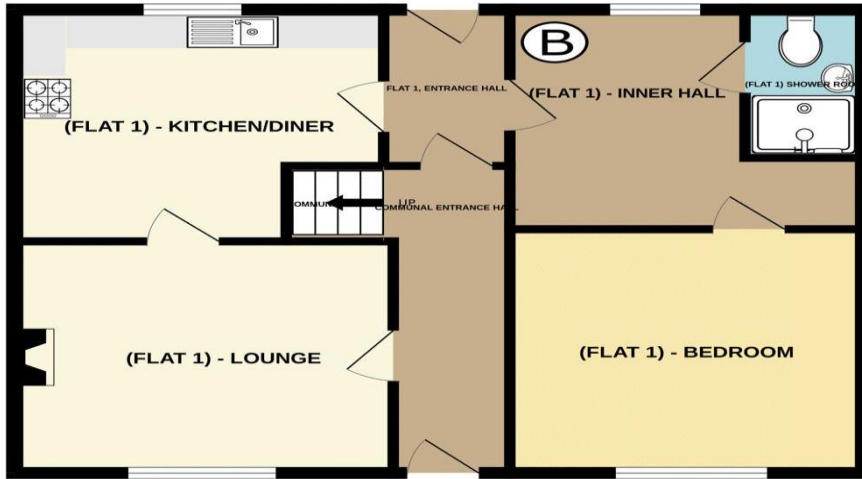




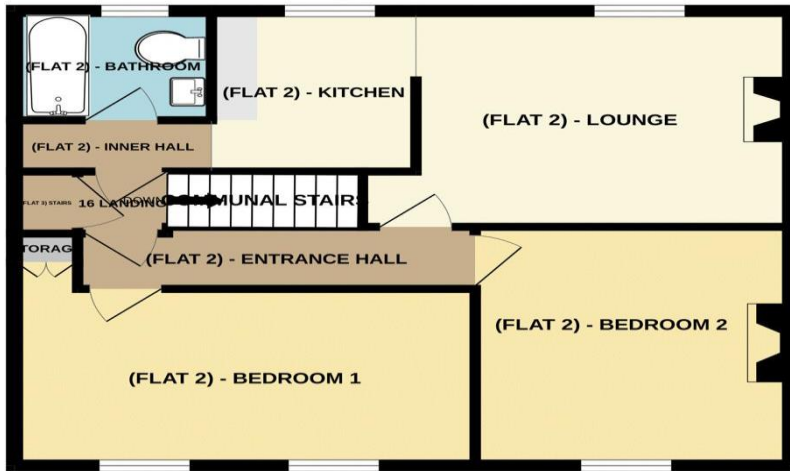




GROUND FLOOR



1ST FLOOR



2ND FLOOR





## Room Measurements

Communal Entrance Hall 15' 3" x 4' 5" (4.66m x 1.34m)

### FLAT 1

Entrance Hall	8' 11" x 4' 1" (2.71m x 1.25m)
Lounge	12' 9" x 10' 3" (3.88m x 3.13m)
Kitchen/Diner	11' 11" x 8' 0" (3.62m x 2.45m)
Lobby	13' 1" x 7' 6" (3.99m x 2.29m)
Shower Room	6' 11" x 4' 2" (2.11m x 1.26m)
Bedroom	12' 9" x 10' 8" (3.88m x 3.24m)

### FLAT 2

Entrance Hall	14' 1" x 2' 6" (4.28m x 0.77m)
Kitchen	9' 0" x 7' 3" (2.74m x 2.20m)
Lounge/Diner	13' 4" x 12' 0" (4.06m x 3.65m)
Inner Hall	7' 9" x 2' 9" (2.37m x 0.84m)
Bathroom	7' 4" x 6' 0" (2.23m x 1.84m)
Bedroom 2	12' 8" x 10' 7" (3.87m x 3.23m)
Bedroom 1	15' 7" x 8' 9" (4.76m x 2.66m)

### FLAT 3

Entrance Hall	19' 1" x 5' 10" (5.81m x 1.79m)
Kitchen/Diner	14' 8" x 13' 3" (4.47m x 4.04m)
Lounge	15' 5" x 11' 8" (4.71m x 3.55m)
Utility/Inner Hall	6' 8" x 6' 2" (2.03m x 1.88m)
Bathroom	8' 8" x 6' 10" (2.63m x 2.08m)
Store/Cupboard	6' 1" x 3' 8" (1.86m x 1.11m)
Bedroom 3	11' 3" x 10' 0" (3.43m x 3.06m)
Bedroom 1	11' 9" x 10' 2" (3.57m x 3.09m)
Bedroom 2	12' 8" x 11' 1" (3.86m x 3.38m)

## Possession

By Arrangement

## Services

Mains water, electricity and drainage.  
Mains gas supply (disconnected). uPVC  
double glazing. The property is of  
traditional construction.

## Appliances

Flat 1: New World oven, with gas hob (not working)  
Flat 2: Hotpoint electric oven & hob  
Indesit washing machine

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.