

MAWSON COLLINS

PROPERTY SPECIALISTS

£205,000



Flat 2, 3 Tower Hill, St Peter Port

Perry's guide reference: 5 K9



- Centrally Located One Bed Second Floor Flat
- Located Within Listed Town Property
- Offering Spacious & Light Accommodation
- Short Stroll From High Street
- Ideal First Time Buy or Downsize
- TRP 46

Description

A centrally located second floor flat located within a Listed town property, only a short stroll of the high street. One of only three units in the building, which benefits from having its own private entrance. The accommodation includes a lounge/diner and separate kitchen together with a double bedroom and bathroom.

An ideal home for a first time buyer, or someone seeking to downsize, in a convenient town location.

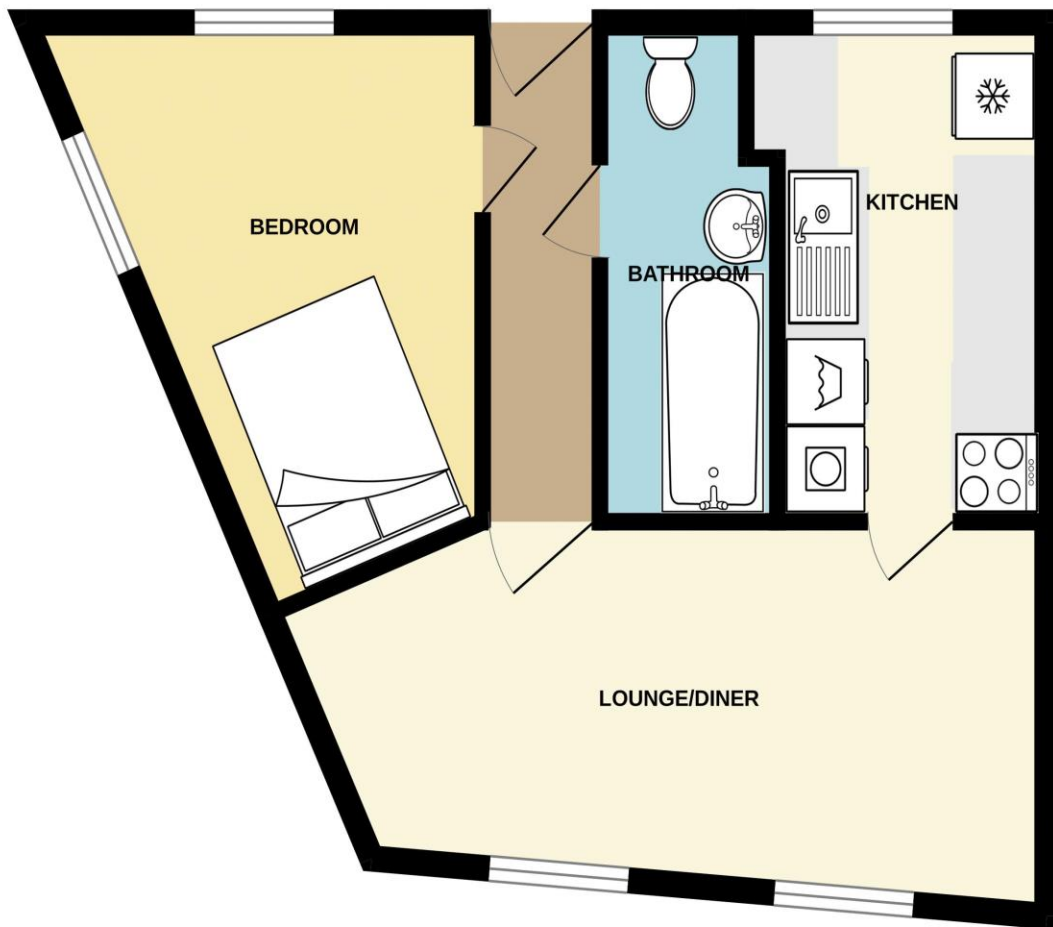
Viewing is highly recommended by Mawson Collins Limited.







2ND FLOOR



Inclusions

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

Appliances include:

Tricity Bendix electric oven & hob

Hotpoint fridge/freezer

Hotpoint washing machine

Room Measurements

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. 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.