

# MAWSON COLLINS

## PROPERTY SPECIALISTS



£275,000



## Flat 2 St Hilda, 15 George Road, St Peter Port

Perry's guide reference: 25 F3





- Well Presented First Floor 1 Bed Flat
- Spacious & Light Accommodation
- Within A Short Stroll Of Town
- Good On Street Parking In Area
- Ideal First Time Purchase
- TRP 65

### Description

A well-presented one bedroom flat conveniently located in an elevated position on the outskirts of St Peter Port and within easy reach of the amenities of the town centre.

The first floor accommodation comprises a light and spacious lounge/diner, fully fitted kitchen, modern bathroom and generous double bedroom with the benefit of fitted wardrobes.

Just a short walk into town with good on-street parking in the nearby vicinity, this would make a great first time buy.

Quick viewing highly recommended by Mawson Collins Limited.









## FIRST FLOOR



### Inclusions

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

Appliances include:

Electric oven

Hotpoint four ring ceramic hob

Extractor fan

Integrated Indesit fridge/freezer

### Room Measurements

Entrance Hall	7' 1" x 3' 3" (2.17m x 1.00m)
Bedroom	15' 3" x 11' 5" (4.64m x 3.48m)
Bathroom	10' 6" x 5' 5" (3.20m x 1.66m)
Lounge/Diner	13' 2" x 12' 5" (4.01m x 3.79m)
Kitchen	8' 11" x 7' 10" (2.72m x 2.39m)

**Possession**

By arrangement.

**Services**

Mains water, electricity and drainage. Electric heating. uPVC double glazing.

The property is of traditional construction.

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.