

# MAWSON COLLINS

## PROPERTY SPECIALISTS

£308,000



## 17 Millmount, La Charroterie, St Peter Port

Perry's guide reference: 5 H11





- Well Presented One Bedroom Apartment
- Located Within Walking Distance To Town
- One Allocated Parking Space
- Buy To Let Opportunity, Rented Until Dec '24
- Quick Viewing Recommended
- TRP 47

### Description

A well-presented second floor apartment, situated in a popular complex and within walking distance to central St Peter Port.

The modern accommodation includes an open plan kitchen/lounge/diner, a double bedroom and bathroom which features plenty of windows providing an abundance of natural light. There is also access to a private loft space which provides excellent storage.

Externally, the apartment further benefits from an allocated parking space for one vehicle. An ideal buy to let investment with a tenant in-situ until December 2024.

Quick viewing highly recommended by Mawson Collins Limited.







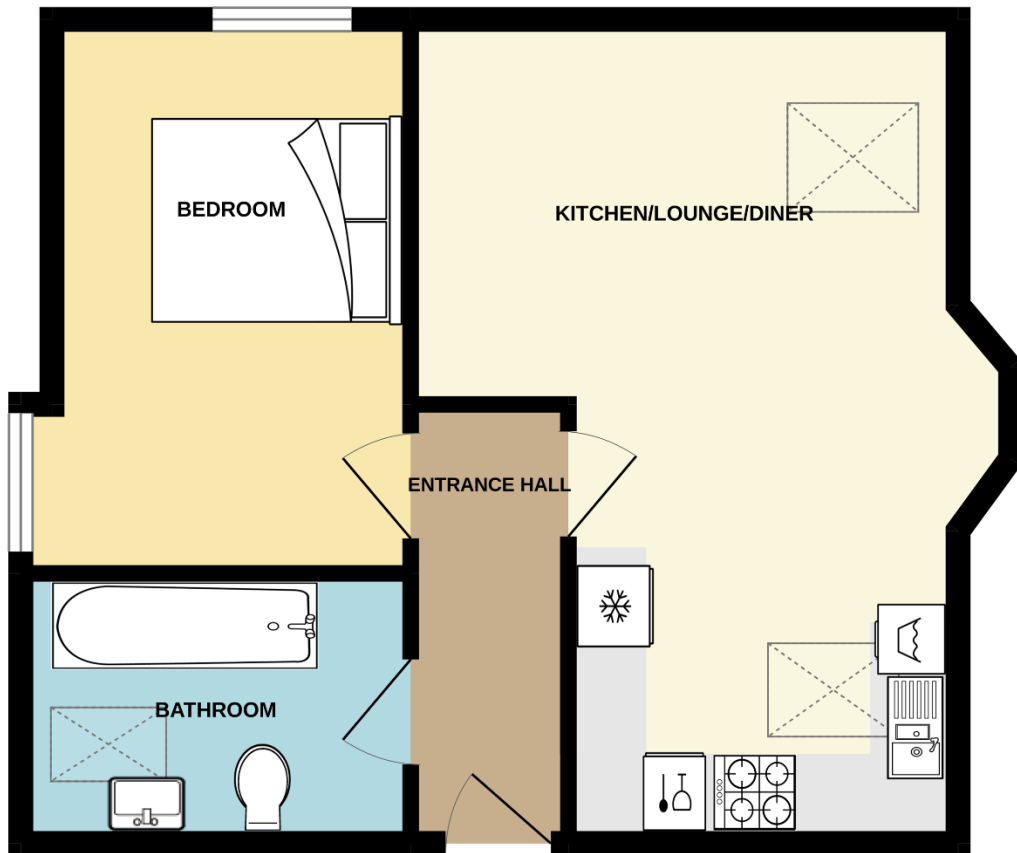








## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Appliances

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

Appliances Include:

- Hotpoint oven & grill
- Hotpoint four ring gas hob
- Extractor fan
- Bosch fridge/freezer
- Hotpoint slimline dishwasher
- Hotpoint washer/dryer

### Room Measurements

#### SECOND FLOOR

Entrance Hall	4' 3" x 4' 6" (1.29m x 1.37m)
Lounge/Diner	14' 2" x 15' 1" (4.33m x 4.59m)
Kitchen Area	9' 3" x 6' 9" (2.81m x 2.07m)
Bedroom	10' 1" x 13' 0" (3.07m x 3.96m)
Bathroom	6' 7" x 8' 8" (2.00m x 2.65m)

**Possession**

By Arrangement. Currently rented at £1,250 per month until 12th December 2023.

**Services**

Mains water, electricity and drainage. Gas fired central heating. uPVC double glazing.

The property is of modern construction.

**Service Charge**

Approximately £261 per month which includes the building insurance, window cleaning, communal area cleaning and electricity, gardening, car park maintenance and a sinking fund.

Disclaimer: For clarification we wish to inform prospective purchasers 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.