

MAWSON COLLINS

PROPERTY SPECIALISTS



£450,000



Ground Floor Flat, Ballater, Maurepas Road, St Peter Port

Perry's guide reference: 17 F3



- Spacious 3 Bed Ground Floor Apt
- Offering Good Reception Space
- Located Close To Local Amenities
- Sizeable Garden & Large Outbuilding
- Good On-Street Parking In Area
- TRP 137

Description

A spacious ground floor apartment with three bedrooms, located in a convenient central position close to local amenities and with good on-street parking in the nearby vicinity.

Light and airy, the accommodation offers a generous kitchen/diner, separate lounge with working fireplace, in addition to three bedrooms, a bathroom and WC.

Externally, the property benefits from a sizeable garden, large outbuilding as well as an enclosed front courtyard, which is rarely seen in apartments.

An excellent town property, ideal for first time buyers or those looking to move up the ladder. Quick viewing highly recommended by Mawson Collins Limited.















GROUND FLOOR



Inclusions

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

Appliances include:

Hotpoint electric oven & grill

Russell Hobbs integrated microwave

Miele integrated dishwasher

Hotpoint integrated fridge/freezer

Room Measurements

GROUND FLOOR

Entrance Hall	8' 11" x 5' 9" (2.73m x 1.76m)
Kitchen/Diner	14' 8" x 11' 11" (4.46m x 3.62m)
Inner Hall	11' 1" x 2' 9" (3.37m x 0.84m)
WC	6' 5" x 3' 0" (1.95m x 0.92m)
Understairs Cupboard	3' 9" x 2' 6" (1.15m x 0.76m)
Lounge	14' 11" x 13' 1" (4.54m x 4.00m)
Bedroom 1	13' 2" x 10' 10" (4.02m x 3.29m)
Bedroom 2	11' 10" x 11' 6" (3.60m x 3.51m)
Bathroom	8' 4" x 6' 7" (2.53m x 2.01m)
Bedroom 3	10' 6" x 8' 10" (3.21m x 2.68m)
EXTERIOR	
Outbuilding	19' 3" x 7' 9" (5.87m x 2.36m)



Possession

By arrangement.

Services

Mains water, electricity and drainage. Oil central heating and electric underfloor heating in the bathroom. uPVC double glazed windows.

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.