

MAWSON COLLINS

PROPERTY SPECIALISTS



Flat 1 Doria, 69 Hauteville, St Peter Port

Perry's guide reference: 5 J11



- Quirky 1 Bed Apt, Over 2 Levels
- Spacious Bedroom With Storage
- Modern Shower Room
- Convenient Town Location
- Good On-Street Parking
- TRP 79

Description

A unique maisonette apartment located within a Listed building in a quiet part of St Peter Port, yet within walking distance of central Town.

Set over two floors, the accommodation comprises a spacious and light bedroom/living area on the ground floor together with a shower room and kitchen/diner on the lower ground floor. In move in condition, the accommodation is flexible and can be altered to suit.

The apartment further benefits from good on street and rented parking in the vicinity and a low service charge, an excellent first purchase or buy-to-let investment. Internal viewing highly recommended by Mawson Collins Limited.

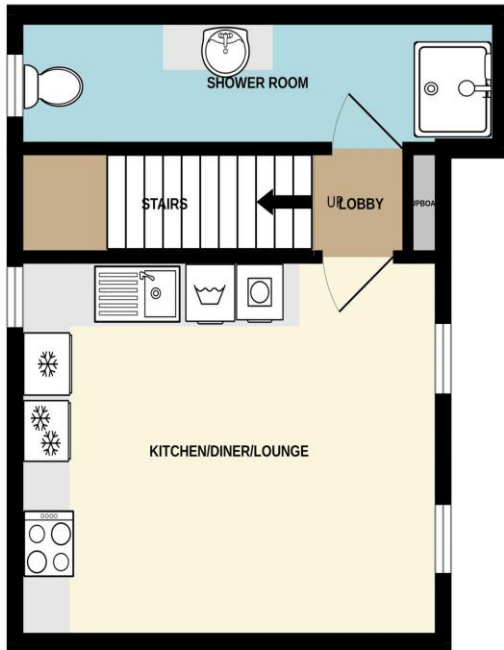








LOWER GROUND FLOOR



GROUND FLOOR



Appliances

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

Appliances include:

- Belling electric oven & hob
- Brushed steel extractor fan
- Beko undercounter fridge
- LEC undercounter freezer
- Indesit washing machine
- Indesit condenser dryer

Room Measurements

GROUND FLOOR

Bedroom 16' 5" x 12' 8" (5.01m x 3.86m)

LOWER GROUND FLOOR

Landing 4' 0" x 2' 9" (1.21m x 0.84m)

Lobby 4' 5" x 2' 8" (1.34m x 0.82m)

Cupboard 2' 8" x 1' 2" (0.81m x 0.36m)

Shower Room 15' 7" x 3' 7" (4.76m x 1.10m)

Kitchen/Lounge/Diner 15' 4" x 11' 4" (4.67m x 3.45m)

Lobby 4' 5" x 2' 8" (1.34m x 0.82m)

Possession

By arrangement.

Services

Mains water, electricity and drainage. Electric central heating. Wooden single glazed windows.

The property is of traditional construction and is Heritage Listed.

Service Charge

£84 per month (includes water consumption, communal cleaning, gardening, emergency lighting and fire alarm maintenance).

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.