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# Apartment 1

Perry's: 22 B5

TRP: 103

Parish: St Saviours

Price: £285,000



Contemporary styled 2 bedroom ground floor apartment situated in the parish of St saviours. Offering good size accommodation throughout. Offering parking and communal gardens close to St Peters Village and all it's amenities, with La Houquette Primary school nearby. Early viewing is recommended to appreciate the qualities Apartment 1 can offer you.

Accommodation comprises:- Living/Dining Room. Inner Hallway. Bathroom. 2 Bedrooms. Kitchen. Allocated Parking and Communal Gardens. Basement Storage Room.

- 2 Bedroom ground floor apartment
- Offering good size accommodation
- Close to St Peters Village
- Allocated parking and communal
- Gas central heating



House rear



Parking and grounds

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**Upvc Entrance door into:-**

**LOUNGE DINER** 4.88m (16') max excl bay x 3.40m (11'2") max

Upvc bay window with blinds overlooking front. Feature open fireplace with Adam style surround and granite hearth. Carpet. TV/Phone/Sat points. Recessed shelving. Wall lights. Radiator. Upvc arch window with blinds to side. Door to:-

**INNER HALLWAY**

Carpet. Radiator. Doors off to:-

**KITCHEN** 3.33m (10'11") x 2.43m (8')

Upvc sash window with half glazed door to rear allocated parking. Range of floor and wall units with under cupboard lighting, worktops over incorporating 1 1/2 bowl sink unit with mixer tap over. Wood laminate flooring. Radiator. Vokera wall mounted gas boiler. Appliances include Indesit stainless steel oven with 4 ring hob and extractor fan over. Hotpoint fridge. Hotpoint freezer. Hotpoint Aquarius washer / dryer.

**FAMILY BATHROOM** 2.72m (8'11") max x 2.43m (8') max

Upvc obscure glazed window to rear. 3 piece suite in white comprising panel bath with hand held shower attachment over with side curtain rail. Pedestal hand basin with tiled splashbacks. WC. Heated towel rail. Partly tiled walls. Vinyl flooring. Radiator. Cupboard housing pressurised boiler with storage cupboard above. Mirror fronted medicine cupboard. Ceiling spotlights.

**MASTER BEDROOM** 4.09m (13'5") x 3.87m (12'8")

Upvc large glazed window with blinds and curtains overlooking front. Carpet. Radiator. TV point.

**BEDROOM 2** 3.81m (12'6") x 2.34m (7'8") max

Upvc sash window overlooking rear. Carpet. Radiator. Ceiling spotlights.



Family bathroom



Kitchen



## EXTERIOR

### FRONT

The property is approached from the lane through a pedestrian gateway to it's own front door. Laid to gravel either side.

### REAR

Communal rear lawn garden bounded by mature hedging for all residents to enjoy. Allocated parking as well as visitor parking. The property also offers it's own basement storage room with power and lighting.

### Services:

Mains Electricity, water, cesspool , gas LPG storage tank. Gas central heating. Upvc double glazed window and doors.

### Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.

The maintenance communal charges are £75 pcm with the exterior of the building having been recently decorated.



Master bedroom



Bedroom 2

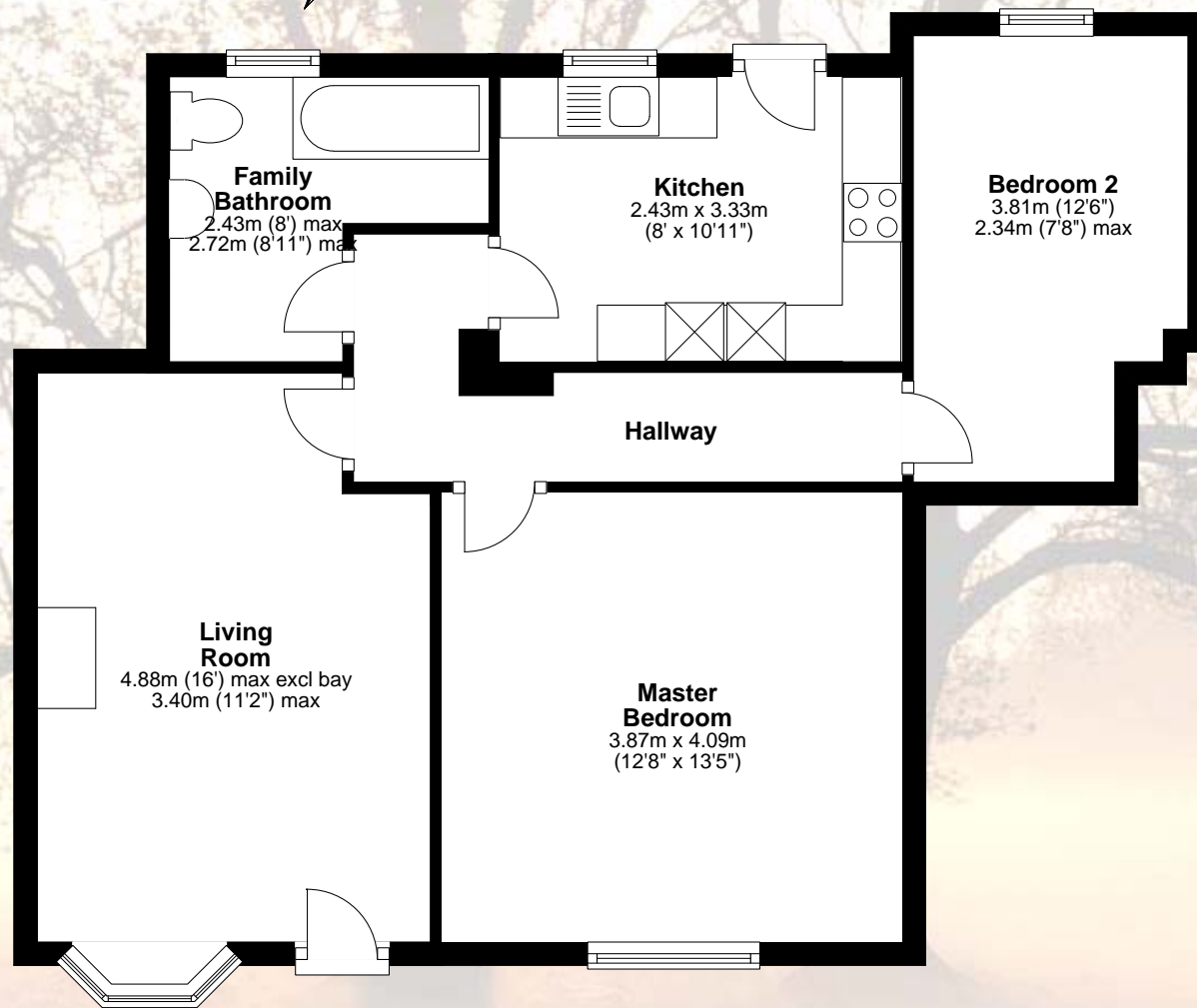


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**Ground Floor**  
Approx. 58.5 sq. metres (629.9 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.  
This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.  
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