

La Charroterie

Perry's: T H11

TRP: 85

Parish: St Peter Port

Price: £269,000 **FIRM**



A superb opportunity to purchase a 2 bedroom apartment within a well established purpose built development. Contemporary styled with well appointed rooms. An ideal first time buyers property or as a "Buy to Let Investment".

Accommodation comprises:- Entrance Hall. Living / Dining Room. Kitchen. 2 Bedrooms. Bathroom. Parking and communal gardens.

•2 bedroom apartment

•Well appointed rooms

•Contemporary style

•Parking and communal gardens

•Economy 12 heating



Hallway



Open plan living space

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ENTRANCE HALL

Built-in large double storage cupboard. Entry phone system Carpet. Economy 12 wall heater. Doors leading off to:-

OPEN PLAN LIVING SPACE 6.42m (21'1") max x 4.72m (15'6") max

Upvc windows with curtains overlooking front courtyard. Free standing fireplace with electric fire. Twin Creda Economy 12 wall heaters. TV/Sat/Phone points. Carpet. Opening to:-

KITCHEN AREA 2.90m (9'6") x 1.96m (6'5")

Fully fitted range of floor and wall contemporary shaker style units with work tops over incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap over. Wood flooring. Tiled splash backs. Central ceiling spotlights. Appliances include Indesit stainless steel double oven with ceramic hob and extractor fan over. Hotpoint slimline dishwasher. Hotpoint washing machine. Hotpoint ice diamond fridge with freezer compartment.

FAMILY BATHROOM 4.15m (13'8") x 1.90m (6'3")

3 piece suite in white comprising panel bath with Mira shower over and side glazed screen. Pedestal hand basin with mirror and shaver light / point over. WC. Heated towel rail. Wood flooring. Creda wall heater. Vent Axia fan.

MASTER BEDROOM 4.01m (13'2") max x 3.52m (11'7") max

Upvc window with curtains to rear. Carpet. Built-in pine wall cupboard. TV/Sat/Phone points. Economy 12 wall heater.

BEDROOM 2 3.74m (12'3") x 2.90m (9'6")

Upvc window with curtains to rear. Free standing range of wardrobes with central mirror. Carpet. Economy 12 wall heater.



Kitchen



Family bathroom



EXTERIOR

Communal garden area ideal to relax in, whilst the allocated parking is situated within the underground parking area.

Service Charges:

The community quarter service charge we have been informed is £592, this charge covers block building insurance, maintenance of all outdoor and communal areas as well as Lifts.

CAR SPACE :- E7

Services:

Mains Electricity, water, economy 12 heating. Upvc double glazed windows and doors.

Included in the Sale:

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



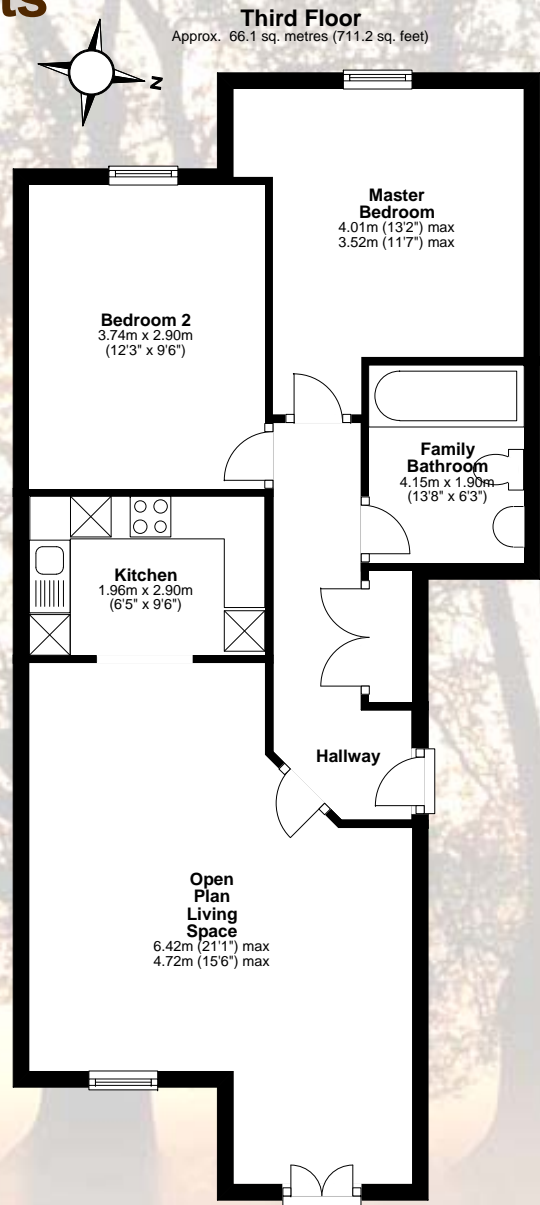
Bedroom 2



Master bedroom

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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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