

Flat 1

Perry's: TH9
TRP: 49

Parish: St Peter Port
Price: £210,000



A pristine re-furbished contemporary styled apartment situated just a short stroll away from the Town Centre.

The apartment certainly has the “Wow” factor and is finished to a very high specification within. An ideal first purchase or as a “Buy to Let” investment. Early viewing is recommended.

Accommodation comprises:- Galley Kitchen. Living/Dining Room. Bedroom. En-Suite Wet Room.

- Pristine one bedroom apartment
- Finished to very high specification
- Short stroll from Town Centre
- Contemporary styled
- Ideal for the first time purchaser



Steps to front door



estate agents





Granite steps with rail lead down to a paved area leading up to the front Upvc door.

KITCHEN SPACE 4.78m (15'8") x 1.71m (5'7")

A superb contemporary styled Galley Kitchen offering a range of fully fitted black/white gloss fronted floor and wall units with speckled granite work tops over with inset stainless steel sink and mixer tap. Grey coloured splash backs. Wood laminate flooring with electric under floor heating. Recessed ceiling lights. Integral appliances include:- Indesit stainless steel oven / grill unit with Indesit convector Microwave above. Indesit dishwasher. Indesit fridge/freezer. Indesit washer / dryer. Hotpoint 4 ring ceramic hob with extractor fan over. Doors off to:-

OPEN PLAN LIVING ROOM 4.35m (14'3") x 3.57m (11'8")

Twin Upvc sash windows with blinds to front. Built-in entertainment centre with recesses. (Flat screen T V can be negotiated separately) Wood laminated flooring with under floor heating. Recessed ceiling lights. TV/Sat/Phone points.

BEDROOM 4.35m (14'3") x 2.67m (8'9")

Upvc window to rear. Recessed storage space. Wood laminated flooring. Recessed ceiling lights. Under floor heating. Door to:-

WET ROOM 1.71m (5'7") x 1.45m (4'9")

Contemporary styled in design, 3piece suite in white comprising large walk-in shower with part side glazed. Mosaic tiled flooring with inset toiletries niche. Porcelain hand basin with mixer tap over. WC with concealed cistern. Fully tiled floor and walls. Wall mounted mirror with concealed storage area above and below. Recessed ceiling lights. Extractor fan.



Kitchen





EXTERIOR

Built-in storage cupboard housing the pressurised boiler system and electrics. Outside tap.

Services:

Mains Electricity, water, drains, electric under floor heating. Upvc double glazed windows and doors.

Included in the Sale:

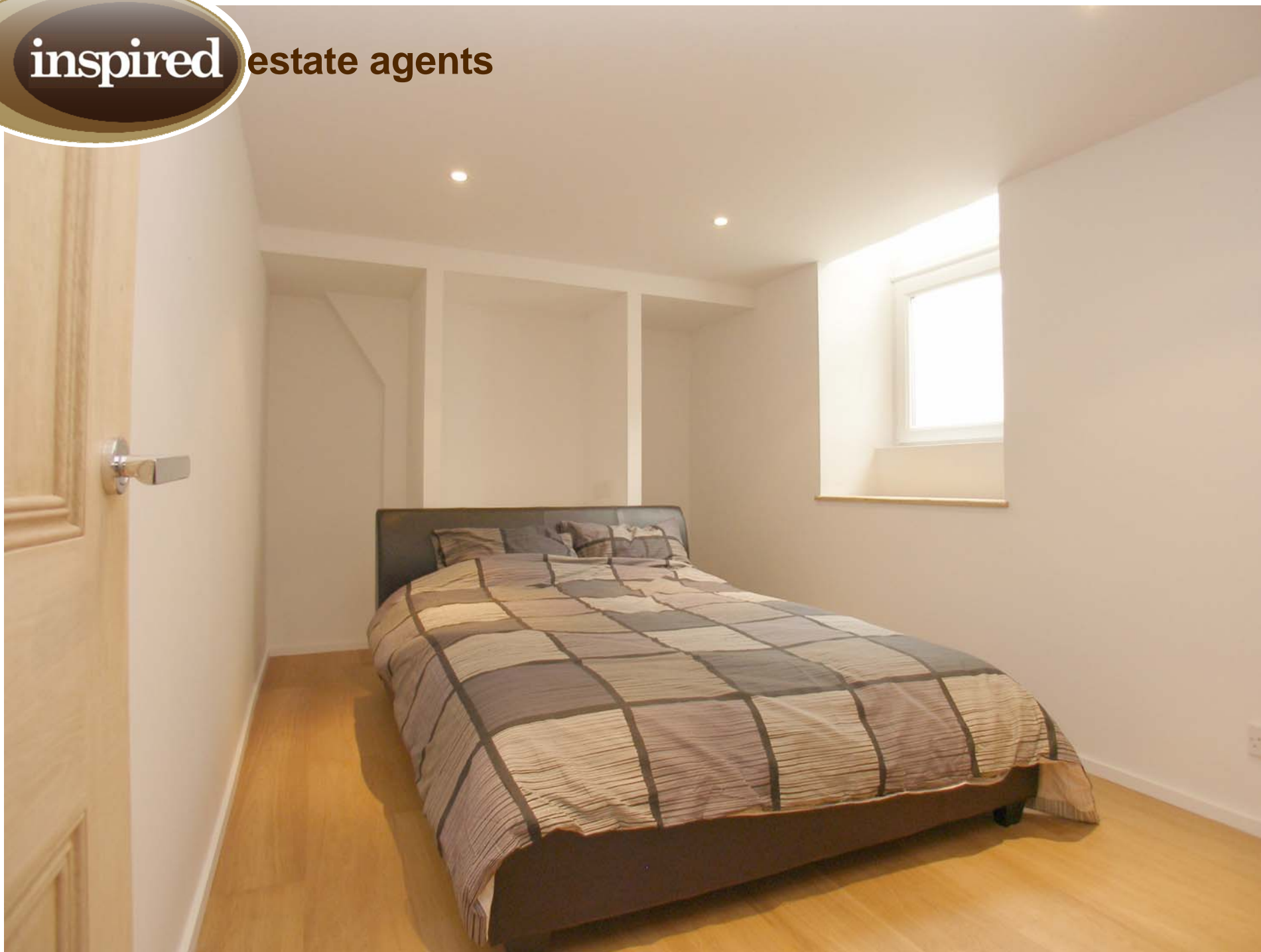
All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



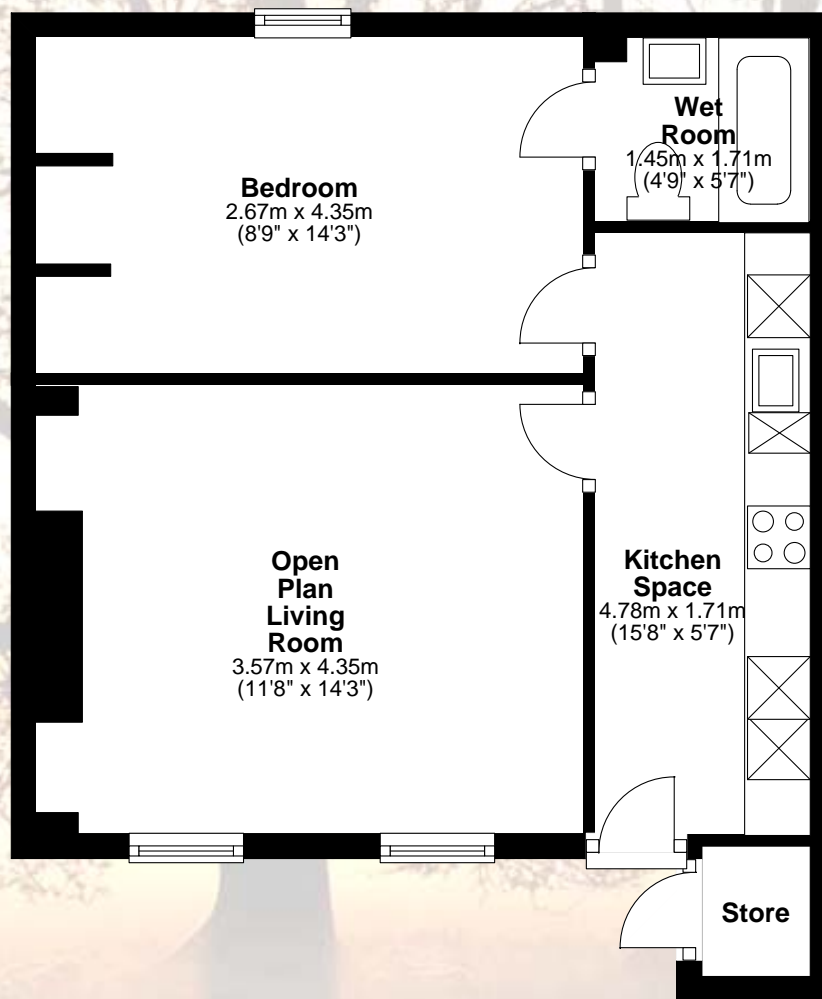
Wet room



inspired estate agents



Basement
Approx. 38.7 sq. metres (416.7 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.
Inspired Estate Agents, 27 Glatigny Esplanade, St Peter Port, Guernsey. GY1 1WR