

APARTMENT 2 24A PEDVIN STREET ST PETER PORT

Ref: LR1809

Perry's Guide: Page 25F2

TRP 80

LOCAL MARKET



PRICE £258,000

This apartment is tucked away in a quiet setting but still conveniently located for the centre of Town. The property is well presented and offers two double bedrooms, kitchen, spacious lounge/diner and a shower room. Outside, the front courtyard is perfect for al-fresco dining and entertaining. This first floor apartment is ideal for investors or first-time buyers.

SUMMARY OF ACCOMMODATION

Hall: Lounge/Diner: Kitchen: Two Bedrooms: Shower Room: Courtyard

Apartment 2, 24a Pedvin Street, St Peter Port

ACCOMMODATION COMPRISES:

Half glazed uPVC front door with opaque glass opens into:

- Lounge/Diner:** **12'7" x 14'1"**. Large window to front overlooking courtyard. Oak floor. Downlighters. Two electric night-storage heaters. Open through to hall and door to:
- Kitchen:** **10'5" x 5'3"**. Window to front overlooking courtyard. Fitted with a range of white gloss base and wall units with granite-effect non-scratch worksurfaces over, incorporating stainless steel sink and drainer unit and tiled splashbacks. Appliances include Hotpoint oven with four ring hob and extractor over, Hotpoint Iced Diamond freezer, Daewoo fridge and wall-mounted Sharp microwave.
- Hall:** **16' x 3'**. Oak floor. Electric meters. Doors to:
- Shower Room:** **10'6" x 5'7"**. Window to front with opaque glass. Tile-effect floor. Three piece suite comprising shower cubicle, pedestal wash hand basin with mirror over and low flush wc. Wall-mounted towel rails. Large storage cupboard housing Hotpoint Aquarius washing machine and Heatrae Sadia hotwater cylinder.
- Bedroom 2:** **10'9" x 10'3"**. Two windows to front. EWT wall-mounted electric fan heater.
- Bedroom 1:** **14' x 8'6"**. Window to front. EWT wall-mounted electric fan heater.

EXTERIOR

The property is accessed from the road through a communal doorway with remote locking and intercom. From the entrance area, steps to front courtyard (23' x 16'5") which this apartment has sole use of but over which a neighbour has pedestrian right of way. There is a raised planter to one side and plenty of space to sit out.

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SERVICES: Mains electricity, water and drainage. Electric night-storage heating.

PRICE INCLUDES: Carpets, curtains, light fittings and appliances as detailed.

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

PLEASE NOTE: If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of **CRANFORDS ESTATE AGENCY LTD**, as selling agents, they may be liable for any fees which would otherwise have been due to **CRANFORDS ESTATE AGENCY LTD**.

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