

FLAT 4 BRAZIL HOUSE 36 PEDVIN STREET ST PETER PORT

Ref: LR1817

Perry's Guide: Page 25F2

TRP 143



PRICE: £265,000

This immaculate apartment is situated over two floors in a recently renovated building in a central St Peter Port location. A particular feature is the spacious living room from which three windows give lovely views out over the rooftops of Town. Accommodation also includes a fully fitted kitchen/breakfast room, four piece bathroom and two bedrooms. There is a private roof-top garden and patio area and plenty of parking in the surrounding area. Flat 4 Brazil House is in move-in condition and would suit investors or a young family looking for their first home.

SUMMARY OF ACCOMMODATION:

Lower Hall: Lounge/Dining Room: Kitchen/Breakfast Room: Bathroom: Two Bedrooms: Garden

Flat 4, Brazil House, 36 Pedvin Street, St Peter Port

ACCOMMODATION COMPRISES

From the communal stairway, the front door opens into the:

Lower Hall: 5'9" x 4'5". Wood laminate floor. Coat hooks. Stairs to:

FIRST FLOOR

Landing: 10'1" x 9'2". 'L'-shaped. Large window to rear. Window to side. Wall-mounted telephone intercom system. Wall-mounted electric Dimplex heater. Large cupboard with louvre doors and shelving housing Megaflow hot water boiler. Doors to:

Lounge/Dining Room:

20'6" x 15'4". Three windows to front with rooftop views over St Peter Port. Downlighters. Two wall-mounted electric Dimplex heaters. Two full-height cupboards. This is a spacious and light living room.

Kitchen/Breakfast Room:

11'3" x 11'6". Window to side. Wood laminate floor. Central spotlights. Wall-mounted electric Dimplex heater. Fitted with a range of light wood base and wall units with stone effect worksurfaces incorporating a 1½ bowl stainless steel sink and drainer unit and tiled splashbacks. Built-in appliances include Whirlpool stainless steel oven, Teka four-ring electric hob with extractor fan over, Hotpoint Aquarius dishwasher and Teka integrated fridge and freezer.

Bathroom:

8' x 6'10". Partly tiled walls. Chrome ladder-style heated towel rail. Two wall-mounted glass corner shelves. Four piece suite comprising bath with twin grips and shower attachment over with glazed side screen, wall-mounted wash hand basin with mirror and shelf over, bidet and low flush wc.

From the Landing, stairs to:

SECOND FLOOR

Landing: 10' 2" x 10'5" (into eaves). Wall-mounted electric Dimplex heater. Access to loft space. Doors to:

Bedroom 1: 17'8" (into eaves) x 11'. Dormer windows to front and rear. Downlighters. Wall-mounted electric Dimplex heater. Access to under-eaves storage.

Bedroom 2: 9'6" (into dormer) x 8'4". Dormer window with rooftop views over St Peter Port. Wood laminate floor. Wall-mounted electric Dimplex heater.

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OUTSIDE From the communal stairs, steps lead up to a private and enclosed terrace **22' x 13'**. This paved area is ideal for barbeques and alfresco dining. To the side, is a raised planter with a variety of small shrubs and fruit plants including tomatoes and strawberries. The patio is enclosed on two sides by a wall, high fencing and steel railings.

SERVICES: Mains electricity, water and drainage. Electric storage heating. Mostly uPVC windows.

SERVICE CHARGE: £58 per month to cover building insurance, cleaning of communal areas and general maintenance.

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

POSSESSION: By arrangement.

VIEWING: Strictly by appointment.

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