£389,000

Local Market

18c, Mount Row

St Peter Port



Cranfords are pleased to present Flat C, 18 Mount Row to the local market. This top-floor, two-bedroom apartment is located on the outskirts of Town and offers surprisingly spacious accommodation, an excellent opportunity for first-time buyers or as a buy-to-let investment. Externally, the property enjoys its own enclosed rear garden with a BBQ area, perfect for relaxing or entertaining, as well as allocated parking for one vehicle. A viewing is highly recommended to fully appreciate the space and value this apartment offers.

- 2 Bedrooms
- 1 Bathroom
- Ideal FTB Or Downsize Opportunity
- Great Central Location
- Sunny Rear Garden
- Parking For 1 Vehicle
- HUGE Opportunity
- Listed Building
- Chain Free
- LR2420
- TRP 100

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Accommodation

Ground Floor

Entrance Hall
15' 0" x 6' 2" (4.57m x 1.88m)

Lounge/Diner
Max
16' 6" x 11' 3" (5.03m x 3.43m)

Kitchen
Max
Appliances includes New World 4 ring gas hob, Hotpoint dish washer & Hotpoint fridge/freezer
11' 8" x 7' 1" (3.56m x 2.16m)

Bedroom 1
Max
13' 5" x 9' 7" (4.09m x 2.92m)

Bedroom 2
Max
11' 8" x 9' 7" (3.56m x 2.92m)

Bathroom
Max
10' 0" x 6' 0" (3.05m x 1.83m)

SERVICES

Mains drains, electricity and water. Gas central heating.

Service Charge

£150PCM
Includes building insurance & block maintenance fund.
Please enquire for further details.

PRICE INCLUDES









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Floor coverings and light fittings. Appliances as detailed.

POSSESSION

By arrangement.

VIEWING

Strictly by appointment.

PLEASE NOTE

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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.
These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.









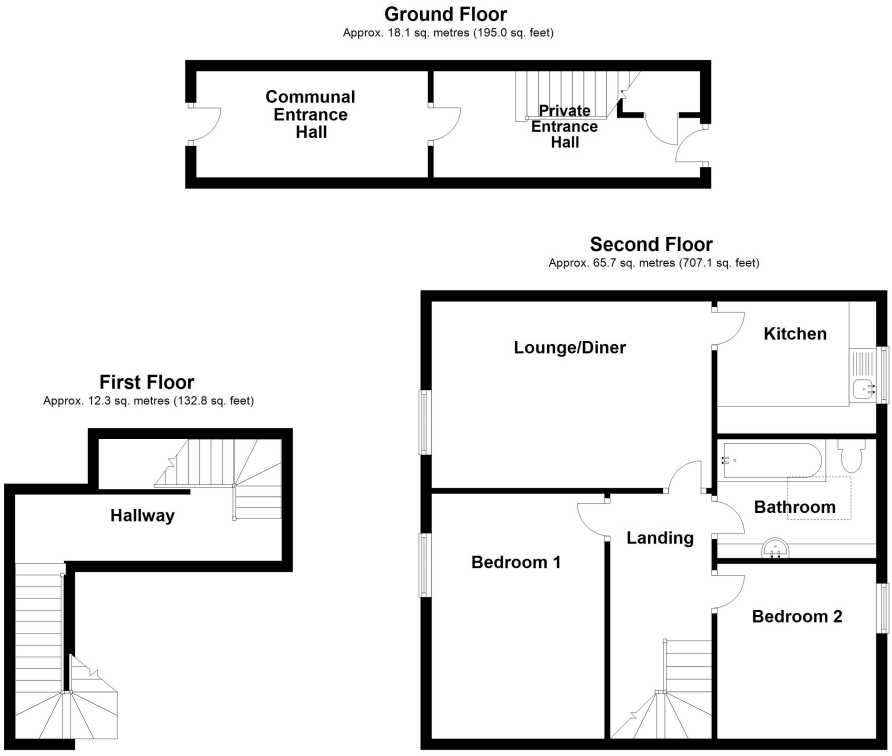
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Total area: approx. 96.2 sq. metres (1035.0 sq. feet)







For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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