

## La Charroterie Mills

## St Peter Port



Cranfords are pleased to present Apartment 89, La Charroterie to the local market. Situated on the top floor of Block J within this prestigious and immaculately maintained development, the apartment benefits from lift access directly to the top floor. Additionally this apartment is just a short stroll from town making it an ideal purchase for professional first-time buyers, investors, or those looking to downsize. The accommodation comprises a welcoming entrance hall providing access to all principal rooms. The standout feature is the bright and spacious open-plan living area, enhanced by multiple Velux windows which allow an abundance of natural light to flood the space throughout the day. The living area is both well-presented and thoughtfully arranged, offering a comfortable and contemporary environment for modern living. Further accommodation includes a generously proportioned bedroom with ample space for storage, along with a well-appointed bathroom, both finished to a good standard. Externally, residents

- ✓ 1 Bedroom
- ✓ Communal Garden Areas
- ✓ Lift Access On The Doorstep
- ✓ Ample Visitor Parking
- ✓ Well Looked After Block Of Flats
- ✓ TRP 90
- ✓ 1 Bathroom
- ✓ Top Floor Apartment
- ✓ Secure Underground Parking
- ✓ Generous Sized Apartment
- ✓ Service Charge [GBP]345.80 PCM
- ✓ LR3358

can enjoy beautifully maintained communal gardens, cared for as part of the service charge. The property also benefits from secure underground parking with one allocated space, in addition to ample visitor parking. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer at Apartment 89, La Charroterie.



## Accommodation

### Ground Floor

#### Entrance Hall

6' 7" x 5' 7" (2.01m x 1.70m)

#### Bathroom

13' 4" x 5' 6" (4.06m x 1.68m)

#### Bedroom

Max.

15' 8" x 9' 6" (4.78m x 2.90m)

#### Dining Area

Max.

11' 5" x 8' 0" (3.48m x 2.44m)

#### Lounge

Max.

15' 3" x 10' 2" (4.65m x 3.10m)

#### Kitchen Area

Max. Appliances include Zanussi 4 ring electric hob, extractor fan, Zanussi oven, Zanussi washing machine, Comfee dish washer & Hotpoint fridge/freezer.

12' 4" x 11' 3" (3.76m x 3.43m)

### Services



Mains electricity, water and drainage. Electric central heating.

**Price includes**

Floor coverings, curtains/blinds, appliances as listed and light fittings.

**Possession**

By arrangement.

**viewing**

Strictly by appointment.

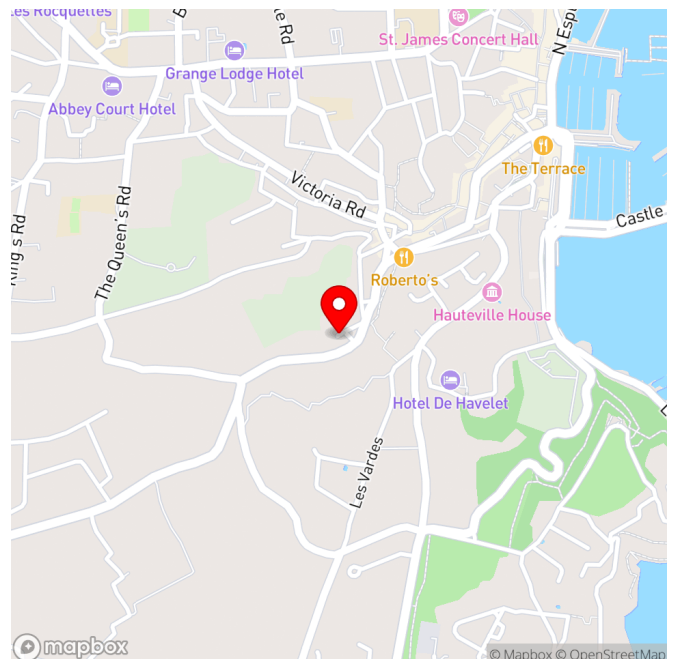
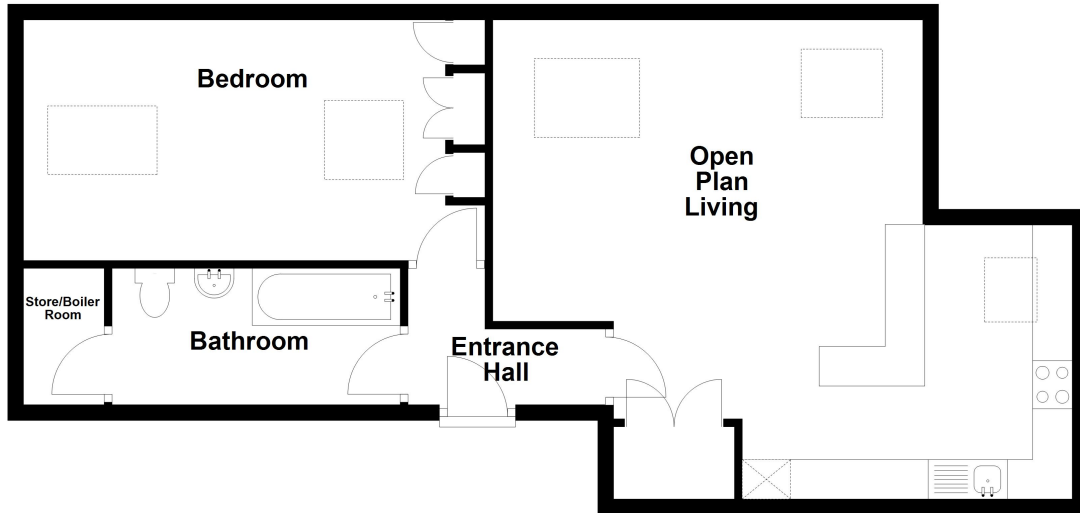
**Please Note**

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**Ground Floor**



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