

Pierre Percee Villa

St Peter Port



Flat 1 Pierre Percee Villa is a bright and attractive apartment ideally located on Prince Albert Road in St Peter Port, within easy reach of a wide range of local amenities. The property offers well-lit, comfortable living spaces along with access to a lovely communal garden, perfect for relaxing outdoors. A major advantage is the inclusion of parking for two vehicles, a rare find in this area. With a low service charge of just £105 per month, this apartment is an excellent choice for first-time buyers or those seeking a strong buy-to-let investment. Properties like this are always in demand, so early viewing is highly recommended. Contact Cranfords on 243878 to arrange yours.

- ✓ 1 Bedroom
- ✓ Short Drive To Town
- ✓ Multiple Sheds
- ✓ Beautifully Decorated True Move In Flat
- ✓ 1 Bathroom
- ✓ Parking For 2 Vehicles
- ✓ Communal Garden Areas
- ✓ Service Charge [GBP]105 pcm

## Accommodation

### Ground Floor

#### Entrance Hall

Storage cupboard.  
3' 5" x 2' 8" (1.04m x 0.81m)

#### Kitchen/Diner

Appliances include 4 ring electric Belling hob, Belling oven, Hotpoint extractor fan, Hotpoint washing machine, Hotpoint tumble dryer, Hotpoint dishwasher & Hoover fridge/freezer.  
15' 4" x 10' 9" (4.67m x 3.28m)

#### Bedroom

12' 3" x 11' 2" (3.73m x 3.40m)

#### Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

#### Separate W/C

4' 2" x 3' 9" (1.27m x 1.14m)

#### Lounge

13' 4" x 12' 7" (4.06m x 3.84m)

### Services

**Mains electricity, water and drainage. Gas central heating.**

#### PRICE INCLUDES

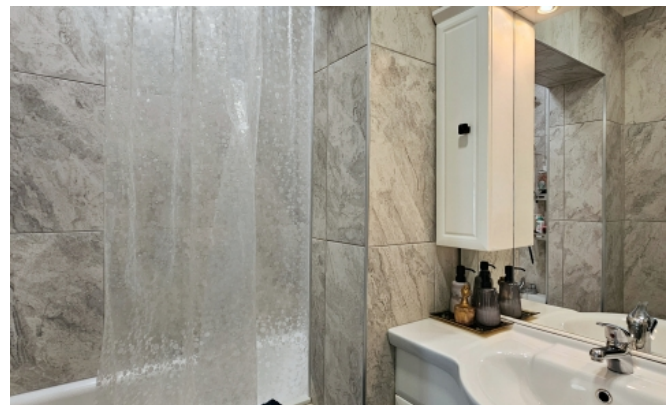
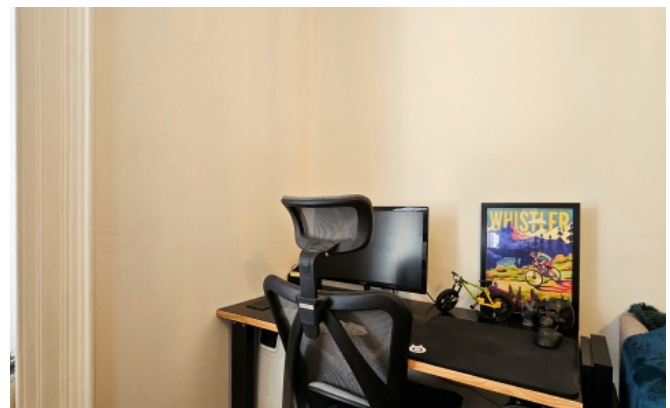
Floor coverings, curtains/blinds, and light fittings.  
Appliances as detailed.

#### POSSESSION

By arrangement.

#### VIEWING

Strictly by appointment.



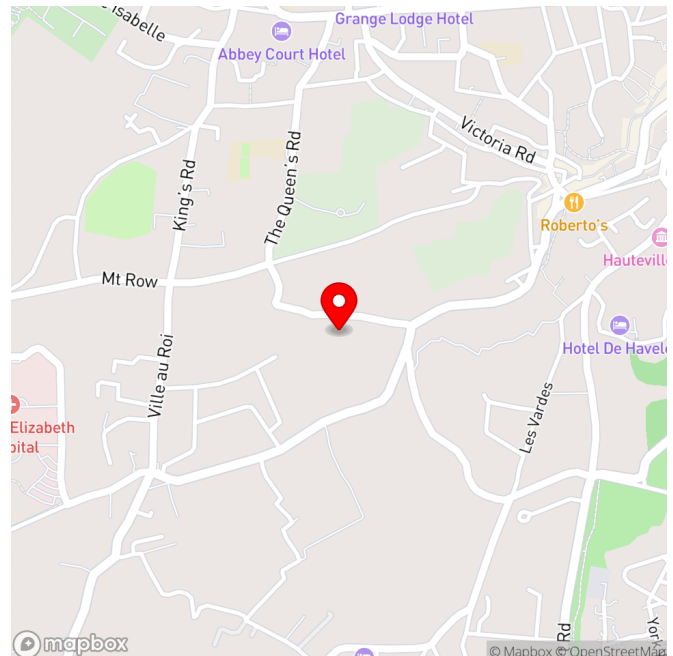
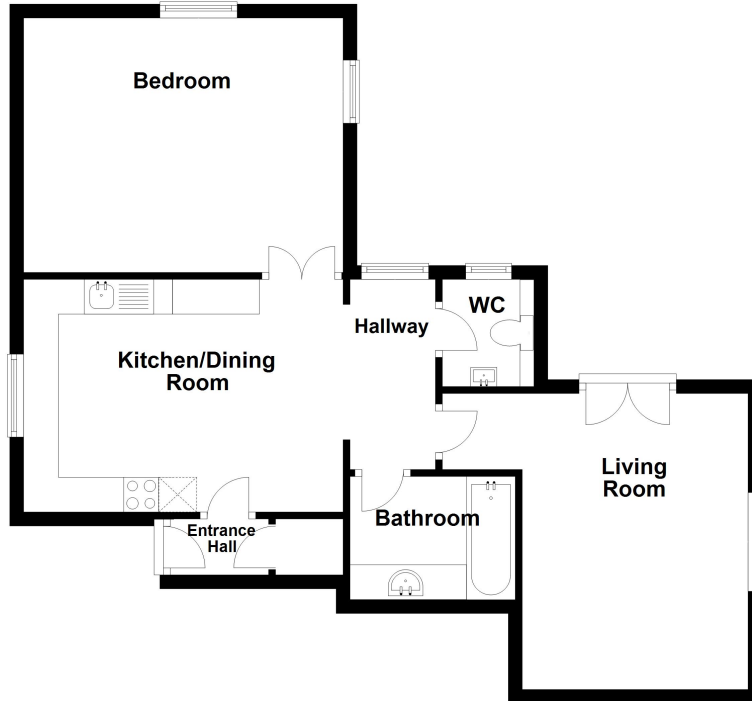
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**Ground Floor**



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