

Flat 1, 24a, Pedvin Street

St Peter Port



New to the local market is Flat 1, 24A Pedvin Street, a well-presented two-bedroom ground-floor apartment situated within a five-minute walk of the town centre. Maintained to an exceptional standard by the current owners, the property is offered in genuine move-in condition. A private pathway leads from the main road to the front entrance and private patio garden, providing a pleasant degree of privacy. Inside, the entrance hall also serves as a useful utility area and leads into the open-plan living space. A further hallway provides access to the family bathroom and two generously sized double bedrooms, with the principal bedroom benefiting from built-in storage. To arrange your viewing, please contact Cranfords on 243878 today.

- ✓ 2 Bedrooms
- ✓ Ground Floor Apartment
- ✓ No Service Charge
- ✓ Ideally Located A Short Walk From Town
- ✓ TRP 80
- ✓ 1 Bathroom
- ✓ Generous Patio Garden
- ✓ On Street Parking In The Area
- ✓ Move in Condition Throughout
- ✓ LR3397



Accommodation

Ground Floor

Entrance Hall/Utility

Appliances include Hotpoint washing machine & Indesit tumble dryer.
9' 3" x 4' 3" (2.82m x 1.30m)

Lounge/Diner

12' 0" x 11' 7" (3.66m x 3.53m)

Kitchen

Appliances include Leisure 4 ring hob & oven,
Hotpoint dish washer & Hotpoint fridge/freezer
10' 8" x 6' 4" (3.25m x 1.93m)

Hallway

Fitted storage cupboards.
9' 2" x 4' 3" (2.79m x 1.30m)

Bathroom

8' 4" x 5' 4" (2.54m x 1.63m)

Bedroom 2

9' 5" x 9' 0" (2.87m x 2.74m)

Bedroom 1

Fitted wardrobes.
13' 8" x 12' 9" (4.17m x 3.89m)

Services

Mains electricity, water and drainage. Gas 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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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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01481 243878



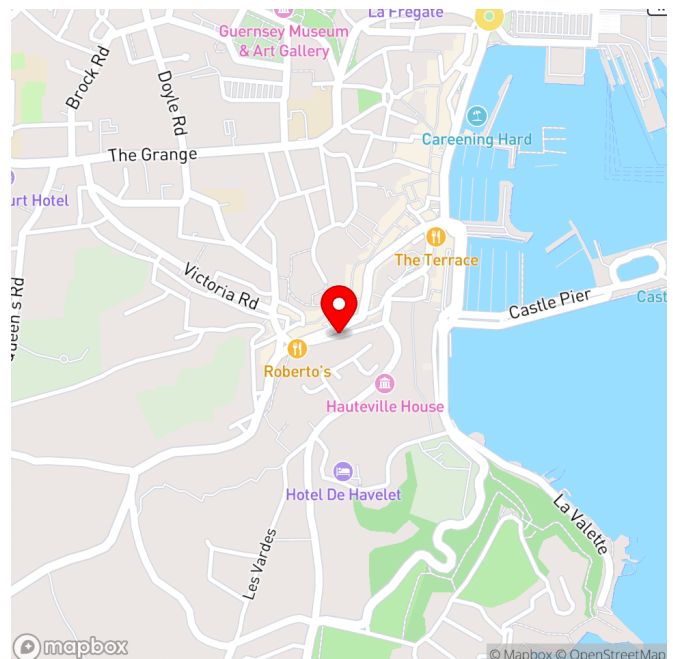
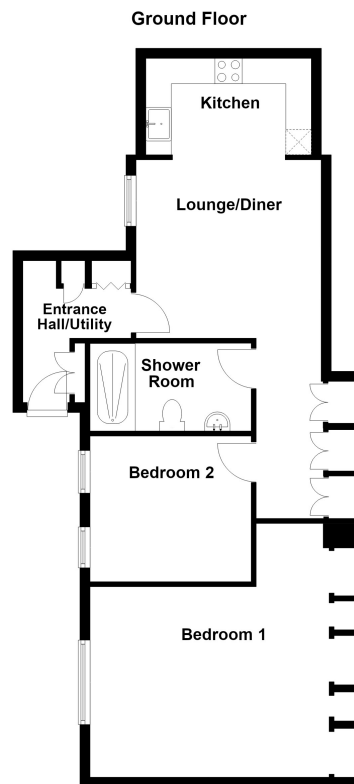
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