

Flat 4, Orange-Ville

St Peter Port



Cranfords is delighted to present Flat 4, Orange Ville, to the local market. Located in St Peter Port, Le Bouet, this home is close to popular local amenities and just inland from renowned coastal restaurants. This top-floor flat boasts a spacious, modern interior with an airy open-plan layout that seamlessly connects the kitchen and dining area with the lounge, complemented by two bedrooms. Both bedrooms offer generously sized accommodation, with the main bedroom featuring built-in wardrobes, ideal for first buyers or investors alike. Flat 4 also benefits from access to a communal garden with a private shed, perfect for storing outdoor equipment. Viewing is highly recommended, contact Cranfords today on 01481 243878 to arrange yours!

- ✓ 2 Bedrooms
- ✓ Sitting Tenants Until March
- ✓ Well Proportioned Rooms Throughout
- ✓ Parking for 1 Vehicle
- ✓ Move In Condition Throughout
- ✓ LR3403
- ✓ 1 Bathroom
- ✓ Ideal Investment Or First time Buy Opportunity
- ✓ Top Floor Apartment
- ✓ Communal Garden With Private Shed
- ✓ TRP 102

Accommodation

Ground Floor

Entrance Hall

15' 0" x 5' 8" (4.57m x 1.73m)

Open Plan Living Area

Appliances Include: Zanussi 4 ring electric hob,
Zanussi electric single oven, Candy washing machine,
Indesit fridge-freezer, Zanussi extractor fan
23' 8" x 11' 1" (7.21m x 3.38m)

Bedroom (1)

11' 8" x 11' 1" (3.56m x 3.38m)

Bedroom (2)

Bathroom

9' 2" x 5' 8" (2.79m x 1.73m)

Services

Main drains electricity and water. electric
central heating.

Price includes

Floor coverings and light fittings. Appliances as
detailed.

Possession

By arrangement.

Viewing

Strictly by appointment.

Please note

If the recipient of these details should be party to

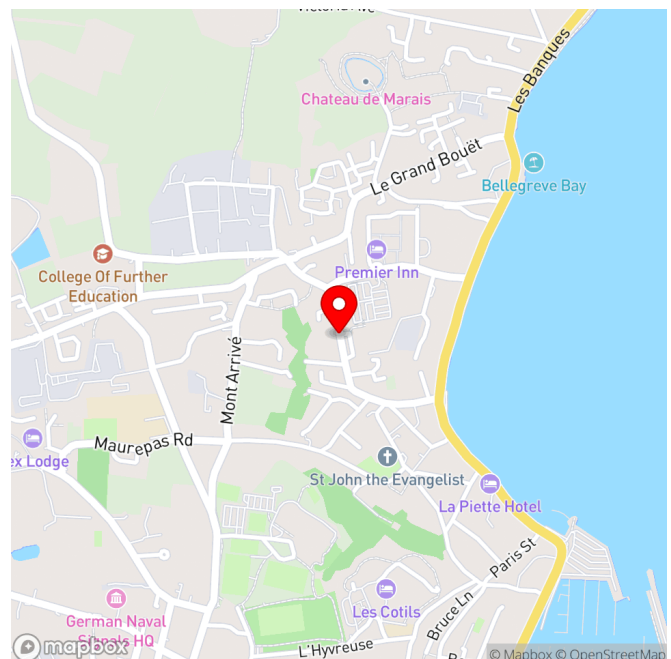
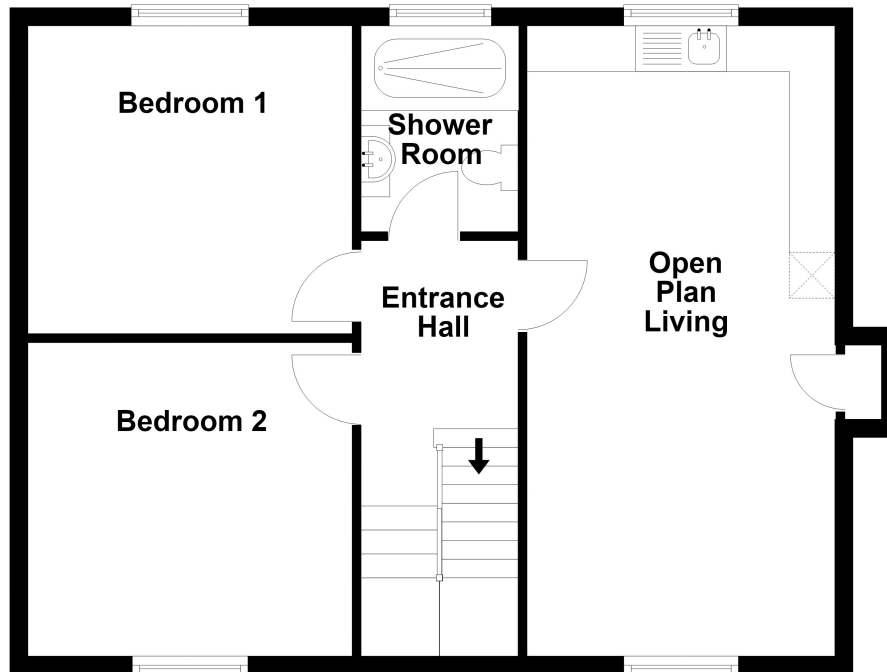


negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

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.



Ground Floor



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.

