

£429,000
Freehold



NEWVIEW

PRIVATE
RESIDENTS
PARKING
ONLY

**Cranfords**
Estate Agents



Features

- Spacious Living Area
- Parking for 1 Vehicle
- good transport links
- Modern Construction
- Sea and Islands View

Summary of Property

Cranfords are delighted to present Apartment 13, New View to the local market, ideally situated in a convenient central location with easy access to the amenities of St Peter Port and the Bridge and right on the doorstep of a Bus stop. This purpose-built, modern two-bedroom apartment features a spacious living area, perfectly designed to make the most of its stunning panoramic sea views and outlook towards the neighbouring islands. Offering excellent versatility, this property is ideally suited to first-time buyers, investors seeking a buy-to-let opportunity, or those looking to downsize without compromising on comfort or location. Further enhancing its appeal, the apartment benefits from a single parking space within a sheltered garage. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Room Descriptions

Ground Floor

Bedroom 1

14' 4" x 9' 5" (4.37m x 2.87m)

Bedroom 2

10' 6" x 8' 5" (3.20m x 2.57m)

Kitchen Area

14' 11" x 5' 9" (4.55m x 1.75m)

Living/ Dinning Area

17' 8" x 15' 6" (5.38m x 4.72m)

Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)

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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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.



Material Information

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

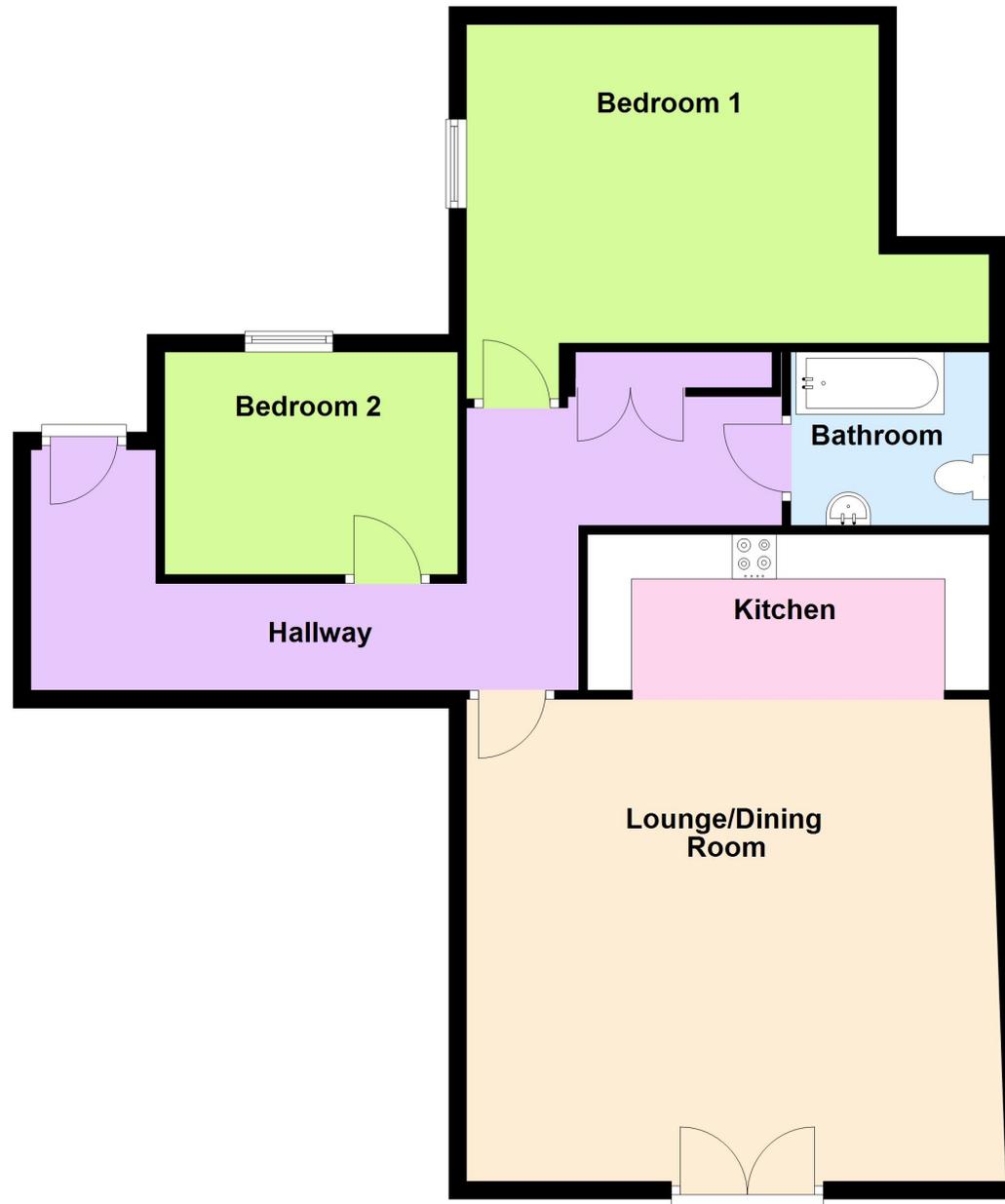
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Ground Floor



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