

369000
£369,000
Freehold





Features

- Short Drive To Town
- Parking For 2 Vehicles
- Multiple Sheds
- Communal Garden Areas
- Beautifully Decorated True Move In Flat
- Service Charge £105 pcm

Summary of Property

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.

Room Descriptions

Entrance Hall

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

Kitchen/Diner

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

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.

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.



Material Information

Parking Types: None.

Heating Sources: Electric. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

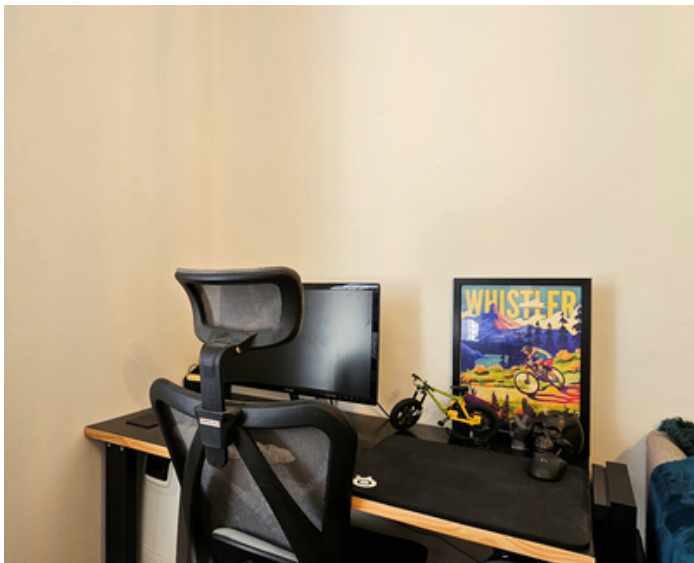
Any risk of coastal erosion? No

Is the property listed? No

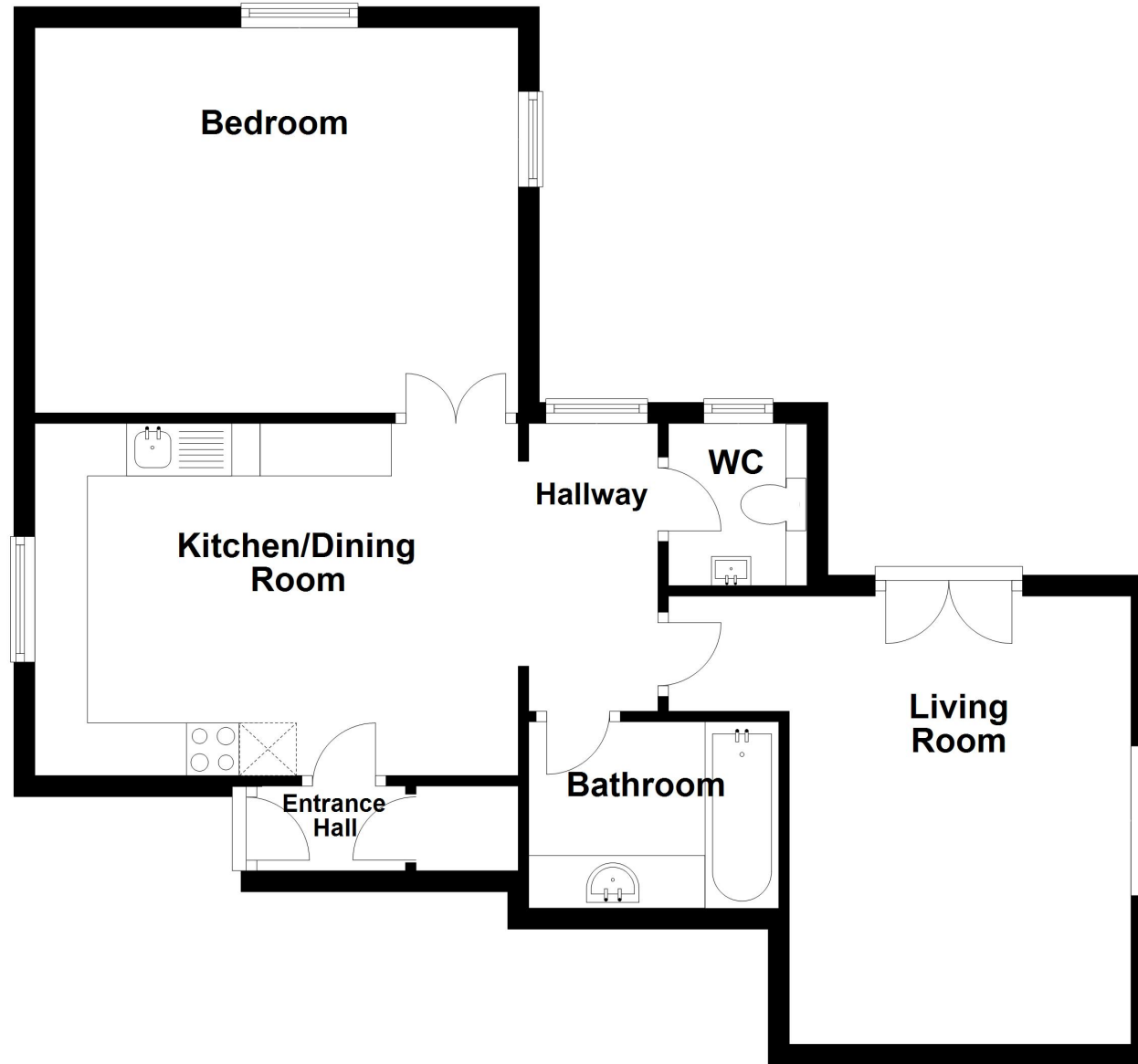
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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



Ground Floor



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