

## Flat 1, 100 Victoria Road

## St Peter Port



Cranfords are delighted to present Flat 1, 100 Victoria Road to the local market. Ideally positioned on the outskirts of St Peter Port town centre and just minutes from the High Street, this well-maintained ground floor apartment offers both convenience and comfort. The property features a spacious sitting room, a generously sized double bedroom with French doors opening onto a private rear courtyard, a well-proportioned kitchen, and a bathroom. Having been carefully maintained over the years, the flat is presented in good order throughout. This is an excellent opportunity for first-time buyers, buy-to-let investors, or those looking to downsize. Early viewing is highly recommended to fully appreciate all that this property has to offer.

- ✓ 1 Bedroom
- ✓ Ground Floor Apartment
- ✓ Central Town Location
- ✓ Ideal FTB Or Buy To Let Opportunity
- ✓ No Service Charge
- ✓ LR3378
- ✓ 1 Bathroom
- ✓ Lock Up and Leave
- ✓ Rear Private Courtyard
- ✓ Short Stroll To Town
- ✓ TRP 71

## Accommodation

### Ground Floor

#### Lounge

14' 0" x 12' 0" (4.27m x 3.66m)

#### Bathroom

7' 0" x 5' 0" (2.13m x 1.52m)

#### Inner Hall

14' 0" x 6' 0" (4.27m x 1.83m)

#### Bedroom

11' 0" x 11' 0" (3.35m x 3.35m)

#### Kitchen

Appliances Include New Cooker, Indesit Washing Machine, Hotpoint Tumble Drier, Hotpoint Fridge Freezer, Hotpoint Extractor Fan  
9' 5" x 9' 5" (2.87m x 2.87m)

### Services

Mains electricity, water and drainage. New electric central heating.

### Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

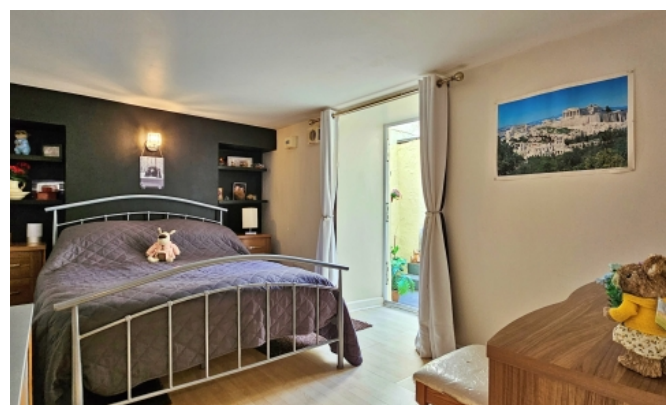
### Possession

By arrangement.

### Viewing

Strictly by appointment.

### Please Note

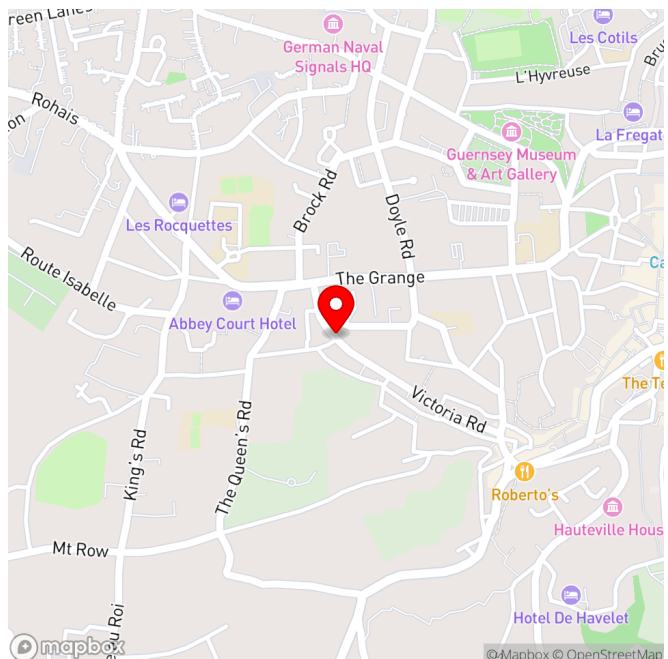
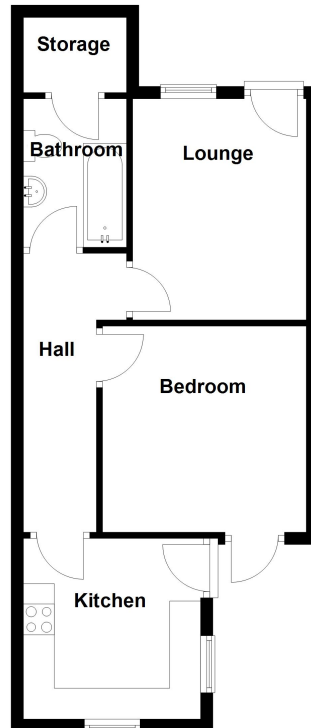


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Ground Floor



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