

SOLE  
AGENT

### Apartment 2, Herald Court

18 Victoria Road | St Peter Port | GY11HU

This first floor apartment is light and spacious and presented to the market in immaculate condition. The property forms part of a modern block and is located in a convenient area of St Peter Port with the old Quarter on your door step and both Candie gardens and Beau Sejour a short walk away. Accommodation comprises open plan kitchen/lounge/diner, two bedrooms and a bathroom. There is good on-street parking in the area with the possibility of transferring the current owners rented parking agreement. This is an ideal purchase for both first-time buyers or those looking for a buy-to-let.

**£390,000**

ESTATE AGENTS & PROPERTY MANAGERS

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

OPENING DOORS SINCE 1993

# PHOTOS



# PHOTOS



## **Entrance Hall**

2m x 0.98m (6' 7" x 3' 3")

## **Kitchen/Lounge/Diner**

5.88m x 3.72m (19' 3" x 12' 2")

## **Master Bedroom**

3.33m x 3.00m (10' 11" x 9' 10")

## **Bedroom 2**

3.39m x 2.36m (11' 1" x 7' 9")

## **Bathroom**

2.17m x 1.86m (7' 1" x 6' 1")

## **PRICE INCLUDES**

Curtains, carpets and light fittings

## **SPECIAL FEATURES**

- Central town location
- On street parking nearby
- uPVC double glazed
- Good storage

## **SERVICES**

Mains drain, water and electricity

## **APPLIANCES INCLUDED**

- Integrated washing dryer
- Neff extractor fan
- Neff four ring hob
- Neff single oven
- Integrated fridge/freezer
- Neff integrated dishwasher

## **SCHOOL CATCHMENT**

Vauvert Primary School and Les Varendes High School

FIRST FLOOR

