

SOLE
AGENT



Flat 1 Buena Vista

58 Hauteville, St Peter Port, Guernsey, GY1 1DQ

 x2  x1 PERRYS 5 J11 TRP 100 Listed

- Bright and spacious living room
- Great location on Hauteville
- Courtyard garden
- Situated only a short walk from town
- Two good sized bedrooms
- Offered to the market with no forward chain

£389,995

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Flat 1 Buena Vista

Flat 1, Buena Vista, is a spacious two-bedroom ground-floor apartment situated in a sought-after location on Hauteville. The bright living room features sliding doors that open onto a private courtyard garden, used exclusively by the apartment. The property further benefits from two well-proportioned bedrooms, a kitchen, and a family shower room. Located just a short walk from town, the apartment is offered to the market with no forward chain.

ACCOMMODATION COMPRISING

Entrance Hall

16'2" (4.93) max & 5'9" (1.75) min x 10'2" (3.09) max & 2'10" (0.87) min

Utility Cupboard

4'3" x 2'6" (1.3m x 0.76m)

Housing the water cylinder and washer/dryer.

Shower Room

6'11" x 5'10" (2.1m x 1.78m)

Fitted with a three piece suite of a large shower enclosure with hand held and rain shower head, wash hand basin set onto vanity unit and W.C.

Kitchen

9' x 6'6" (2.74m x 1.98m)

Fitted with a range of grey wall and base units with wood effect work surface over incorporating a single bowl black sink. 1.22m opening into...

Living Space

18'8" x 16' (5.7m x 4.88m)

Sliding doors giving access to a fully enclosed outside space.

Bedroom 1

14'7" x 13' (4.45m x 3.96m)

Bedroom 2

14'6" x 7'1" (4.42m x 2.16m)

OUTSIDE

Rear

Where there is a fully enclosed outside space which is hard paved and is surrounded by medium height fencing and a wall.

Appliances

Integrated Beko oven, integrated microwave, Beko hob, extractor fan, integrated Beko fridge/freezer, integrated Bosch dishwasher, Hotpoint washer/dryer.

TRP: 100 Listed

Viewing: BY APPOINTMENT

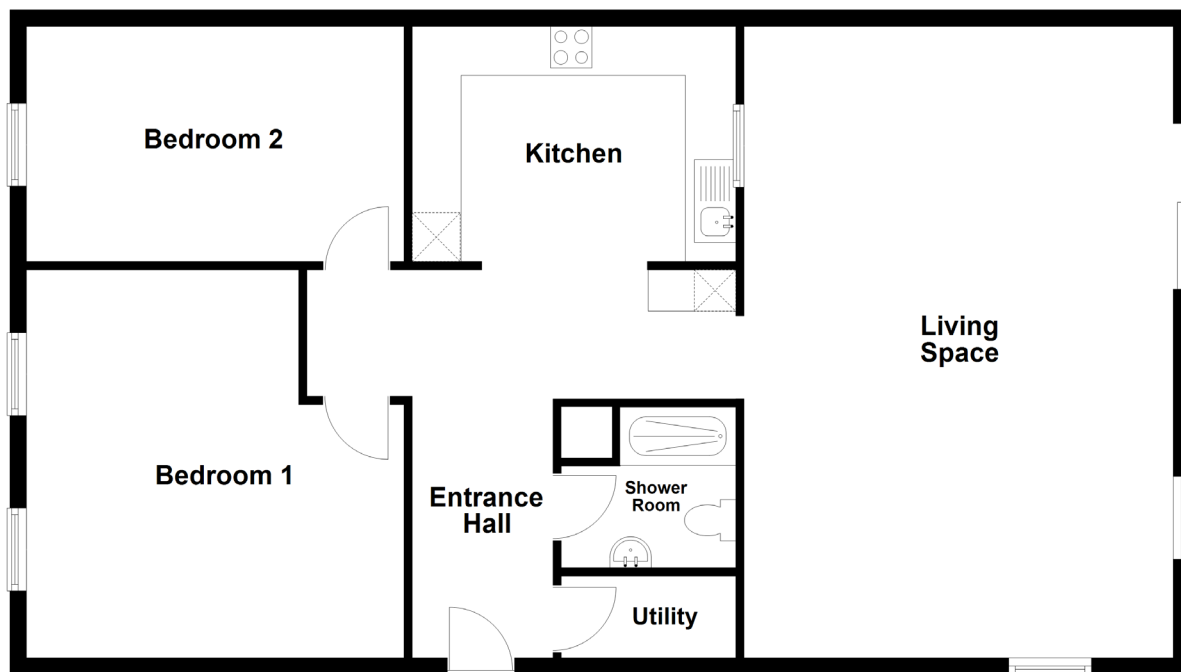
Possession: BY ARRANGEMENT

Services: All mains. Full electric heating.

Construction: Block. A mix of uPVC double glazed and single glazed wooden windows. Wood fascias and

Price includes: Carpets, curtains, light fittings and appliances as listed.

Ground Floor



swoffers



sales@swoffers.co.uk

01481 711766

Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.