

**SOLE
AGENT**



Flat 4, Spring House

12 Allez Street, St. Peter Port, Guernsey, GY1 1NG

 x1  x1 **PERRYS TOWN H8 TRP 61**

- Top floor apartment
- Convenient St Peter Port location
- Smartly presented throughout
- On street parking available nearby
- Open-plan arrangement

£310,000

LOCAL MARKET

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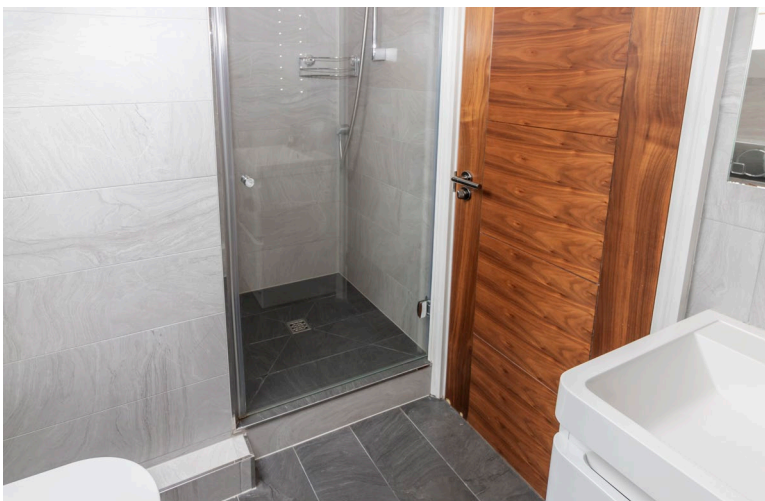


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Flat 4, Spring House

Situated in a convenient St Peter Port location, Flat 4, Spring House would be a super first time buy or investment opportunity. Based on the top floor of a well maintained block of three other apartments, the accommodation comprises a bedroom, smart shower room and open plan kitchen/lounge/diner. Bright and airy throughout, viewing is highly recommended.

ACCOMMODATION COMPRISING

THIRD FLOOR

Entrance Hall

11'6" x 2'10" (3.5m x 0.86m)

Wood effect flooring as laid. Access to loft space.

Shower Room

8' (2.45) into back of shower x 5'3" (1.60)

Bedroom

11'2" x 12' (3.4m x 3.66m)

Laminate wood flooring as laid.

Kitchen/ Lounge/ Diner

14'6" x 21'10" (4.42m x 6.65m)

Wood effect flooring as laid. Feature fireplace. Kitchen is fitted with breakfast bar and fitted base units incorporating Franke stainless steel sink and draining board. Wall mounted Vaillant boiler.

Appliances

Integrated fridge and freezer, Noova washing machine, Neff 5 ring gas hob, extractor fan, Neff oven.

OUTSIDE

The apartment is accessed off Allez street, through the communal hallway and up three flights of stairs. Town roof top views from the bedroom and lounge area.

TRP: 61

Viewing: BY APPOINTMENT

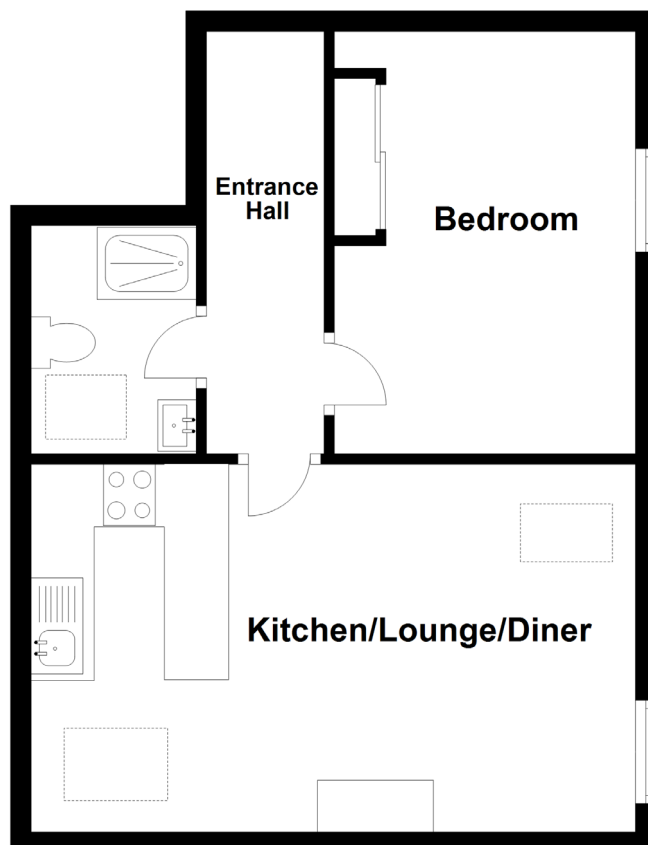
Possession: BY ARRANGEMENT

Services: All mains. Gas central heating.

Construction: Converted granite building. uPVC double glazed windows.

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

Third Floor



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