

SOLE  
AGENT



## Top Flat, Bas De Mont

3 Mount Hermon, St. Peter Port, Guernsey, GY1 1JD

🛏 x1 🚿 x1 PERRYS 4 F8 TRP 98

- Duplex apartment
- Kitchen / dining room
- Separate lounge
- Bedroom and study / nursery
- In need of some cosmetic refurbishment
- Good location and walking distance to town

£325,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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



## About Top Flat, Bas De Mont

Top flat, Bas De Mont is a duplex one bedroom apartment with study and elevated views over town and out to sea. In need of some cosmetic modernisation the property has a good sized kitchen/ diner room, separate lounge and bathroom. Upstairs there is a good sized double bedroom and study/ nursery. There is good one street parking available in the immediate vicinity and the property lies only a short walk from central St Peter Port.

## ACCOMMODATION COMPRISING

### Communal Entrance

2'7" x 4'2" (0.79m x 1.27m)

### FIRST FLOOR

### Half Landing

5'9" x 3'5" (1.75m x 1.04m)

Elevated views.

### Landing

7'5" x 5'8" (2.26m x 1.73m)

### Lounge

11' x 14' (3.35m x 4.27m)

Aspect to front.

### Kitchen

13'10" x 11'5" (4.22m x 3.48m)

Two storage units as fitted. Elevated views.

### Bathroom

7'5" x 5'8" (2.26m x 1.73m)

Fitted with a three-piece suite consisting of bath with shower over, WC and wash hand basin.

### SECOND FLOOR

### Half Landing

5'9" x 3'8" (1.75m x 1.12m)

### Landing

2'6" x 3'10" (0.76m x 1.17m)

Cupboard.

### Study / Nursery

10'5" x 6'8" (3.18m x 2.03m)

### Bedroom 1

13'4" x 17'1" (4.06m x 5.2m)

Built-in cupboard. Dual aspect to front and rear with elevated views.

### Appliances

Beko electric cooker, Candy tumble dryer, Indesit washing machine.

TRP: 98

**Viewing:** BY APPOINTMENT

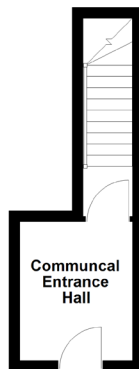
**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity, gas and drainage. Gas boiler currently disconnected.

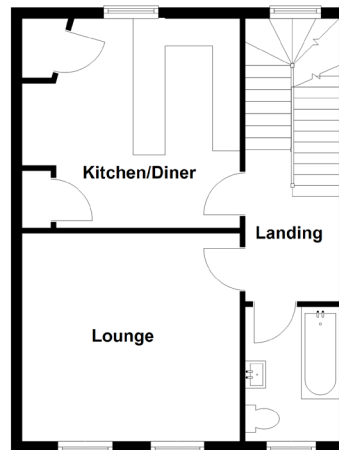
**Construction:** Granite. uPVC fascias and soffits.

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

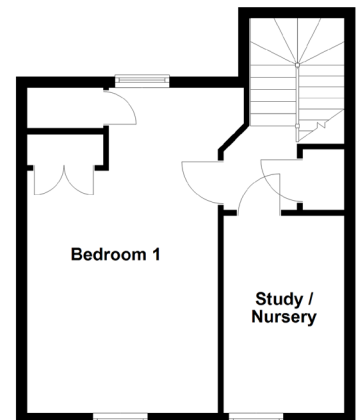
Ground Floor



First Floor



Second Floor



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