

SOLE  
AGENT



### Apartment 86, La Charroterie Mills

La Charroterie, St. Peter Port, GY1 1DR

 x2  x1 **PERRYS 5H11 TRP 85**

- Third floor apartment
- Spacious reception
- Purpose built
- Two double bedrooms
- Underground parking for one
- Convenient St Peter Port location

**£389,000**

**LOCAL MARKET**

**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

01481 711766

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



## About Apartment 86, La Charroterie Mills

Apartment 86 is an apartment on the third floor in the well regarded Charroterie Mills development. The accommodation is spacious and offers an open plan dining/living room/kitchen, bathroom and two double bedrooms. Outside the property has full use of the communal grounds and there is underground parking for one car. Visitors parking is also available. This property is ideally suited for first time buyers and investors alike.

### ACCOMMODATION COMPRISING

#### Entrance Hall

12'7" x 4'6" (3.84m x 1.37m)

Cupboard housing the hot water cylinder and further cupboard.

#### Bedroom 1

12'8" x 11'7" (3.86m x 3.53m)

Window providing aspect over the rear.

#### Bedroom 2

11'7" x 10'10" (3.53m x 3.3m)

Fitted wardrobes. Dual aspect over the rear and side.

#### Bathroom

10'9" x 3'10" (3.28m x 1.17m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Window providing aspect over the side.

#### Sitting Room / Dining Room

20'3" x 15'7" (6.17m x 4.75m)

Two windows providing aspect over the front. Opening to...

#### Kitchen

10'9" x 6'5" (3.28m x 1.96m)

Fitted with a range of wood effect wall and base units. Window providing aspect over the side.

#### Appliances

Freestanding fridge/freezer, Cooke & Lewis hob, Hotpoint washing machine, Indesit slimline dishwasher.

**TRP:** 85

**Viewing:** BY APPOINTMENT

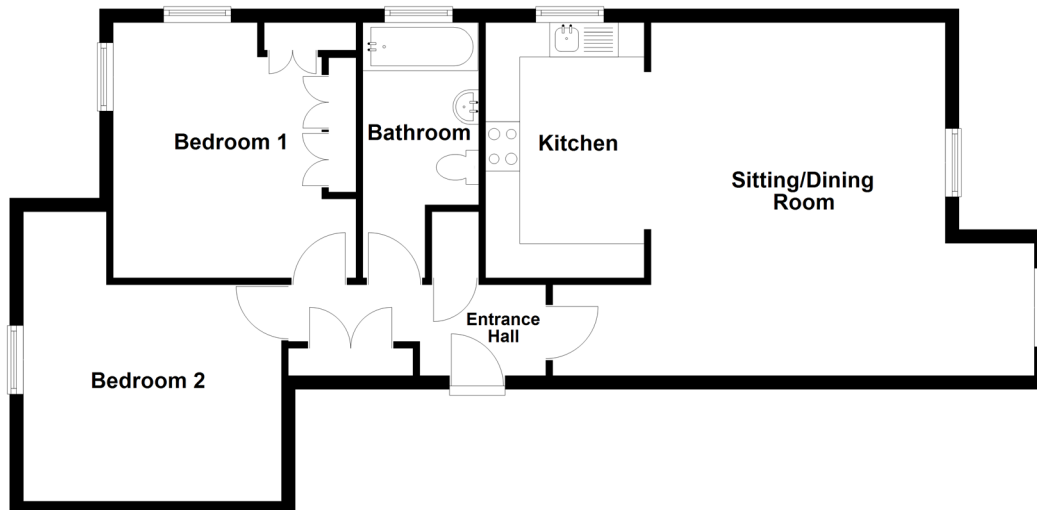
**Possession:** BY ARRANGEMENT

**Services:** Mains water, electricity and drainage.

**Construction:** Cavity construction.

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

**Service Charge:** £326pm



**swoffers**



[sales@swoffers.co.uk](mailto: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.