

SOLE  
AGENT



## Flat 1, The Kestrels

St. Georges Esplanade, St. Peter Port, Guernsey,  
Channel Islands, GY1 2BJ

 x2  x1 **PERRYS 3M3 TRP TBC**

- Spacious two bedroom flat
- Situated on the edge of St Peter Port
- Separate lounge, kitchen and bathroom
- Good on street parking available close by

**£295,000**

**LOCAL MARKET**

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## About Flat 1, The Kestrels

Situated on the ground floor, Flat 1 at The Kestrels is a spacious two bedroom apartment located on the edge of St Peter Port with amazing sea views. The property comprises a lounge, two bedrooms, separate kitchen and bathroom. While the apartment would benefit from some cosmetic updating, it offers an excellent opportunity for a prospective buyer to put their own stamp on the property. There is good on-street parking available in the immediate vicinity.

### ACCOMMODATION COMPRISING

#### COMMUNAL HALLWAY

Entrance to Flat 1.

#### Bedroom 1

15'5" x 15'1" (4.7m x 4.6m)

A lovely light room with high ceilings and a large window providing aspect over the front with views over the east coast.

#### Sitting Room

14'9" x 14'1" (4.5m x 4.3m)

Double doors lead to...

#### Hallway

#### Bedroom 2

13'1" (4) max & 9'6" (2.9) min x 8'10" (2.7)

Wash hand basin with storage below. Two windows providing aspect to the rear.

#### Shower Room

9'10" (3) x 5'7" (1.7) max & 3'7" (1.1) min

Fitted with a three piece suite of shower, wash hand basin with storage below and W.C. Frosted window with aspect to the rear.

#### Kitchen

Fitted with a range of wall and base units with work surface over incorporating sink and drainer. Two frosted windows to rear. Laminate flooring. Door to communal hallway. Cupboard housing the immersion heater.

#### OUTSIDE

##### Front

The property is approached over a fore garden laid to concrete.

##### Rear

Communal garden to the rear shared between the three flats.

##### Appliances

Hotpoint washer/dryer, Cooke & Lewis hob, extractor fan, integrated Zanussi microwave, oven, fridge/freezer.

TRP: TBC

**Viewing:** BY APPOINTMENT

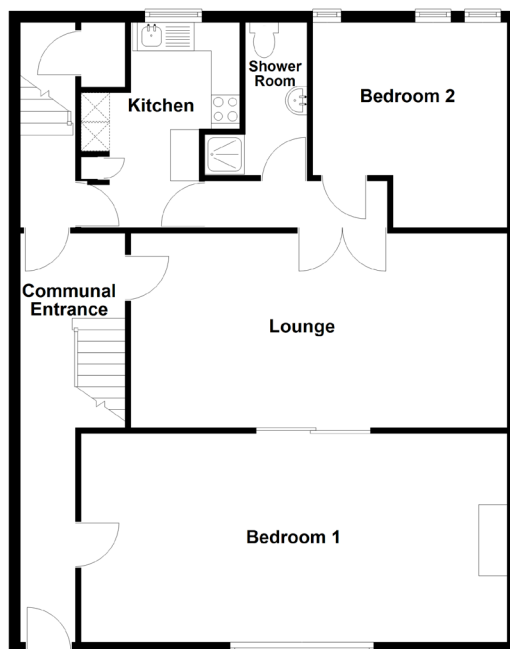
**Possession:** BY ARRANGEMENT

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

**Construction:** Granite. uPVC double glazed windows. uPVC fascias and soffits.

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

Ground Floor



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