



**SOLE
AGENT**



2 The Kestrels

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

 x1  x1 **PERRYS 3M3 TRP TBC**

- First floor apartment
- Open plan living arrangement
- Stunning sea views
- Good street parking available in the immediate vicinity

£295,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk | 01481 711766

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





About Flat 2, The Kestrels

Situated on the first floor Flat 2 The Kestrels is a spacious one bedroom apartment situated on the edge of St Peter Port. The property consists of an open plan kitchen/ diner, separate shower room and bedroom. In need of some cosmetic upgrading the property provides an excellent opportunity for a prospective buyer to make their mark. There is good on street parking available in immediate vicinity.

ACCOMMODATION COMPRISING

COMMUNAL HALLWAY

Stairs to first floor and entrance to Flat 2.

Entrance Hall

3'11" x 3'7" (1.2m x 1.1m)

Kitchen / Living Area

16'5" (5) & 13'1" (4) x 19'4" (5.9) & 8'6" (2.6)

The kitchen is fitted with a range of wall and base units incorporating sink and drainer. Tiled splashbacks. Three windows providing aspect to the front providing stunning views over the east coast.

Bathroom

7'3" x 6'11" (2.2m x 2.1m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Fully tiled. Cupboard housing the immersion heater.

Bedroom

16'5" x 14'5" (5m x 4.4m)

Large window giving aspect to the rear.

OUTSIDE

Front

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

Rear

Access to a communal garden which is shared by the three flats.

Appliances

Beko oven, integrated slimline Beko dishwasher, Elica extractor fan, Hotpoint washer/dryer, integrated fridge/freezer.

TRP: TBC

Viewing: BY APPOINTMENT

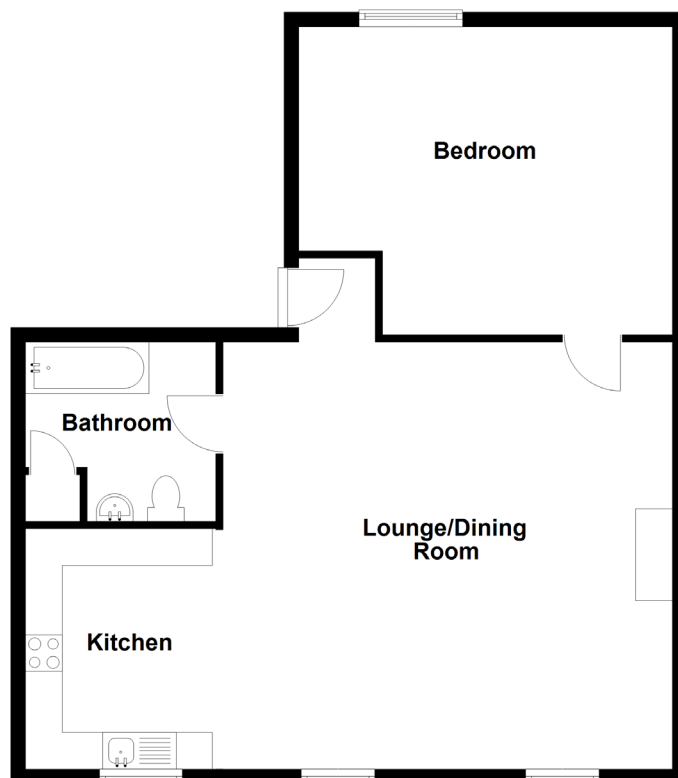
Possession: BY ARRANGEMENT

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.

First 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.