

**SOLE
AGENT**



Flat 1 Brettville

31 Mount Durand, St. Peter Port, Guernsey, GY1 1EB

 x2  x1 **PERRYS 4G10 TRP 82**

- Two bedroom flat in excellent location
- Modern open-plan living area
- Well-appointed kitchen space
- Stylish family bathroom
- Fantastic sunny lawned garden
- Elevated views over St Peter Port and neighbouring islands

£395,000

LOCAL MARKET

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About Flat 1 Brettville

'Flat 1 Brettville' is an immaculately presented two-bedroom apartment situated in the heart of St Peter Port. Occupying the entire ground floor, the property offers an abundance of natural light and a wonderfully spacious feel throughout. The open-plan living area is both stylish and well-appointed, ideal for modern living. The principal bedroom is generously proportioned, while the second bedroom benefits from practical built-in storage.

Externally, the property enjoys a superb lawned garden with elevated views over St Peter Port and across the neighbouring islands. This charming home would be perfect for first-time buyers or those seeking low-maintenance living in a convenient town location.

ACCOMMODATION COMPRISING

Entrance Hallway

18'2" x 2'11" (5.54m x 0.9m)

Tiled flooring.

Kitchen

23'2" x 12'6" (7.06m x 3.8m)

Fitted with a range of wall and base units with wood effect laminate work surface over. Tiled flooring. Large window providing aspect over St. Peter Port.

Living Room

15'1" x 12'2" (4.6m x 3.7m)

Two windows providing aspect over the front.

Bathroom

6'10" x 6'5" (2.08m x 1.96m)

Three piece suite including, bath with shower over, WC and wash hand basin set into vanity unit. Tiled flooring. Large window providing aspect over the garden.

Bedroom 2

11'2" x 8'6" (3.4m x 2.6m)

Window providing aspect over the garden.

Bedroom 1

15'7" x 12'1" (4.75m x 3.68m)

Large window providing aspect over Mount Durand.

OUTSIDE

Rear

Large wooden shed with patio area and raised area laid to lawn. Stunning views over St Peter Port and neighbouring islands.

Appliances

Hotpoint fridge and freezer, Samsung washer/dryer, New World oven and hob, Elica extractor fan.

TRP: 82

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

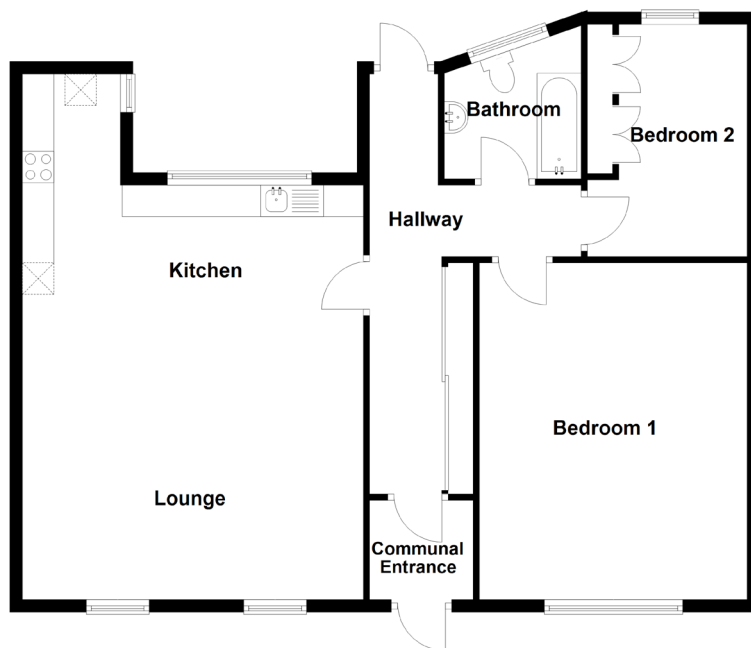
Services: Mains water, electricity and drainage.

Construction: Single block, thermoboarded internally. Single wooden glazed windows in the lounge and uPVC double glazed windows in the bedroom and the back. uPVC fascias and soffits.

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

Price excludes: Washing machine.

Ground Floor



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