

SOLE
AGENT



Flat 2, 24 Fountain Street

St Peter Port, Guernsey, GY1 1DA

 x2  x1 PERRYS 5K8 TRP 93

- Spacious open plan kitchen diner
- Two double bedrooms with wardrobes
- Separate shower room
- Cloakroom in main bedroom
- Located in the heart of St Peter Port
- Low Maintenance Apartment

£330,000

LOCAL MARKET

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





About Flat 2, 24 Fountain Street

Occupying the second and third floors, the property offers a bright and spacious open-plan kitchen and dining area, perfect for modern living and entertaining. There are two generously sized double bedrooms, both featuring ample built-in storage. A contemporary shower room serves the main living level, while the top-floor bedroom benefits from its own private cloakroom.

Just moments from the vibrant shops, cafés, and restaurants of St Peter Port, the apartment also enjoys convenient on-street parking within the surrounding area.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Porch

8'10" x 3'3" (2.7m x 1m)

Entrance Hall

13'9" max x 4'2" (4.2m max x 1.27m)

Cupboard housing electric boiler.

Kitchen/Diner

30'4" x 10'10" max (9.25m x 3.3m max)

Fitted with a range of wall and base units.

Bathroom

8'1" x 5'1" (2.46m x 1.55m)

Fitted with a three piece suite of shower, wash hand basin and wc.

Bedroom 1

12'11" x 9'3" (3.94m x 2.82m)

Built-in bespoke wardrobes. Understair storage cupboard.

FIRST FLOOR

Bedroom 2

10'8" x 9'7" (3.25m x 2.92m)

Built-in bespoke wardrobes.

Cloakroom

6' x 2'10" (1.83m x 0.86m)

Two piece suite of wash hand basin and wc.

Appliances

Hotpoint tumble dryer, Hotpoint washing machine, integrated Zanussi electric oven, Zanussi electric hob.

TRP: 93

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

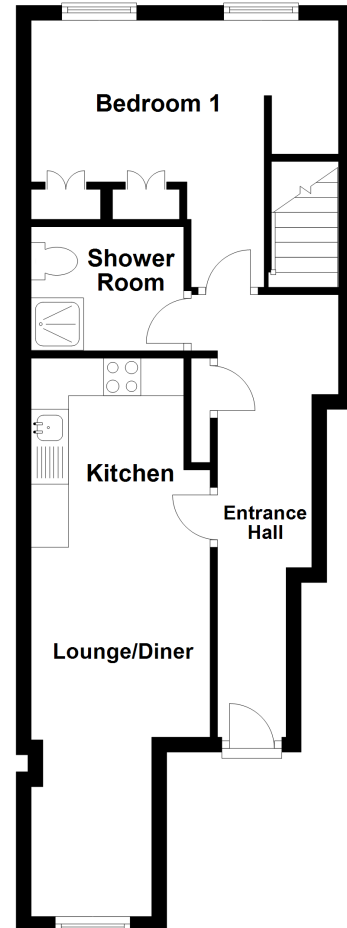
Services: All mains services. Electric heating.

Construction: Secondary double-glazed windows to front. Wooden double-glazed window to back.

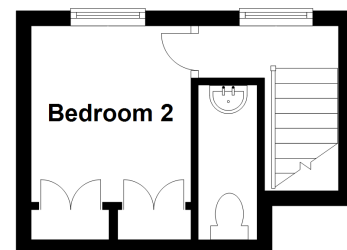
Price includes: Carpets, curtains, light fittings and appliances as listed.

LISTED to front facade

Second Floor



Third Floor



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