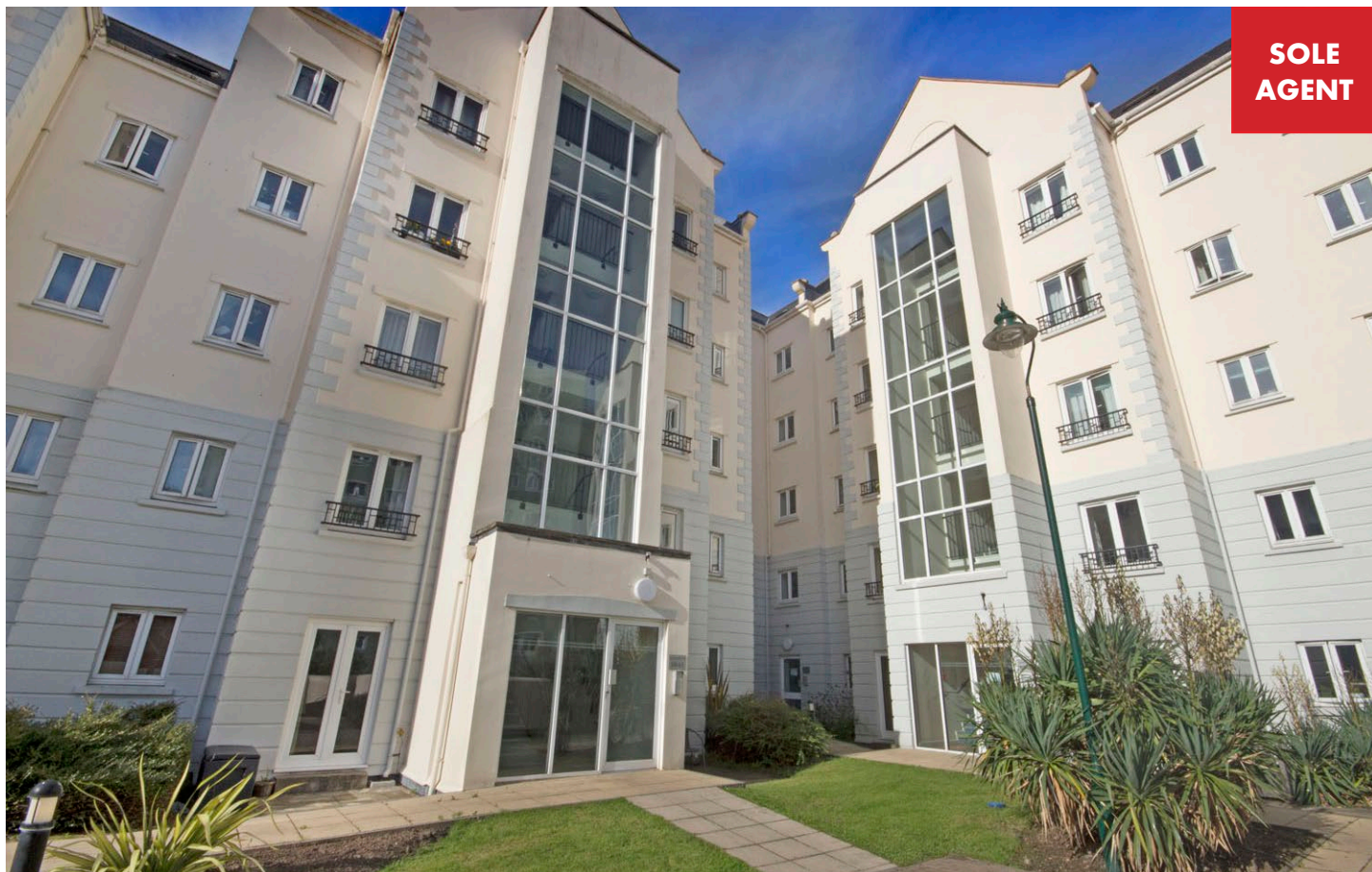


**SOLE
AGENT**



Apartment 73, La Charroterie Mills

La Charroterie, St. Peter Port, GY1 1DR

 x2  x1 **PERRYS 4G11 TRP 86**

- Spacious apartment
- Two well-proportioned bedrooms
- Popular location in St Peter Port
- Upgraded kitchen and shower room
- Spacious light filled kitchen/living/dining area
- Communal gardens & allocated parking

£390,000

LOCAL MARKET

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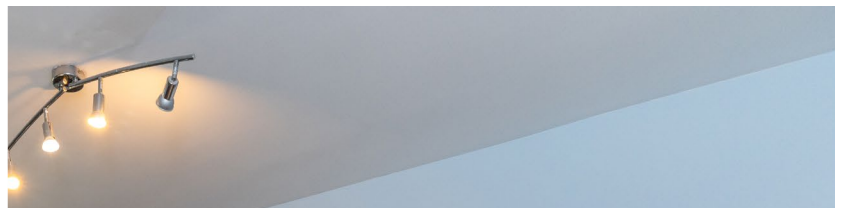


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Apartment 73, La Charroterie Mills

Situated within the ever-popular Charroterie Mills development, this well-presented third-floor apartment offers comfortable and convenient living in the heart of St Peter Port.

The property features two generous double bedrooms and a spacious open-plan kitchen, dining and living area, thoughtfully designed to maximise natural light and provide a practical yet sociable layout for modern living.

Externally, residents benefit from well-maintained communal gardens, allocated parking, and additional visitor parking. Lift access to all floors further enhances convenience, making this apartment particularly well suited to downsizers, as well as first-time buyers seeking a modern, low-maintenance home in a desirable central location.

ACCOMMODATION COMPRISING

Entrance Hall

12'8" x 4'3" (3.86m x 1.3m)

Large storage cupboard.

Kitchen / Lounge / Diner

20'4" x 15'6" (6.2m x 4.72m)

Newly fitted with a range of sage green shaker style wall and base units with wood effect work surfaces over incorporating a single bowl black sink.

Shower Room

10'11" x 5'9" (3.33m x 1.75m)

Fitted with a three piece suite of large walk in shower with hand held shower and rain shower head, wash hand basin set into vanity unit and W.C.

Bedroom 2

12'10" (3.91) x 11'11" (3.63) max & 8'11" (2.72) min

Bedroom 1

11'10" x 11'3" (3.6m x 3.43m)

Dual aspect with rural views over the rear of the development.

OUTSIDE

Underground Car Park

One allocated parking space.

Appliances

Bosch hob, Elica extractor fan, freestanding Hotpoint washing machine, freestanding Hotpoint dishwasher, integrated Bosch single oven, integrated Bosch microwave, freestanding Hotpoint fridge/freezer.

TRP: 86

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

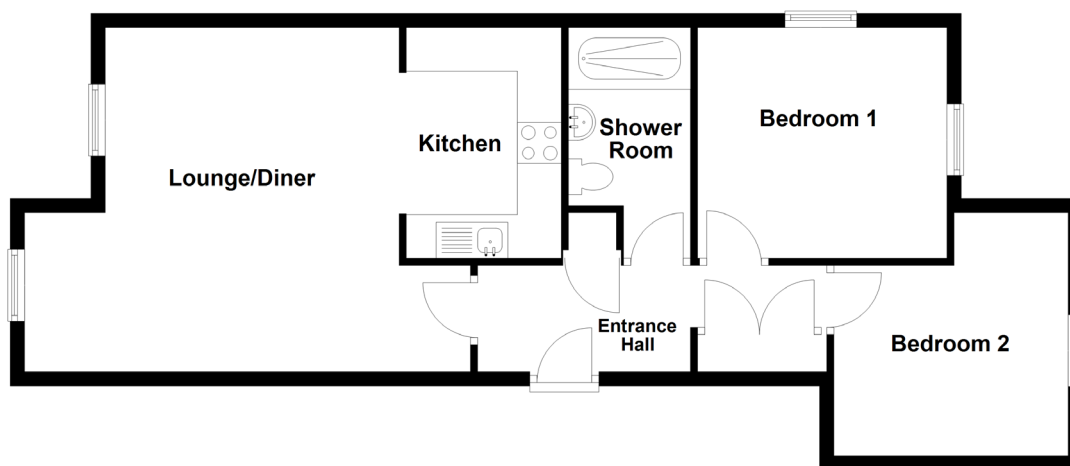
Services: All mains.

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

Service charge: £345.64 per month (which includes building insurance, water rates, external window cleaning, communal area cleaning, communal electricity, gardening, maintenance and lift maintenance, fire alarm, emergency lighting, fire extinguisher maintenance. Communal area rates and management company charges).

Third Floor



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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.