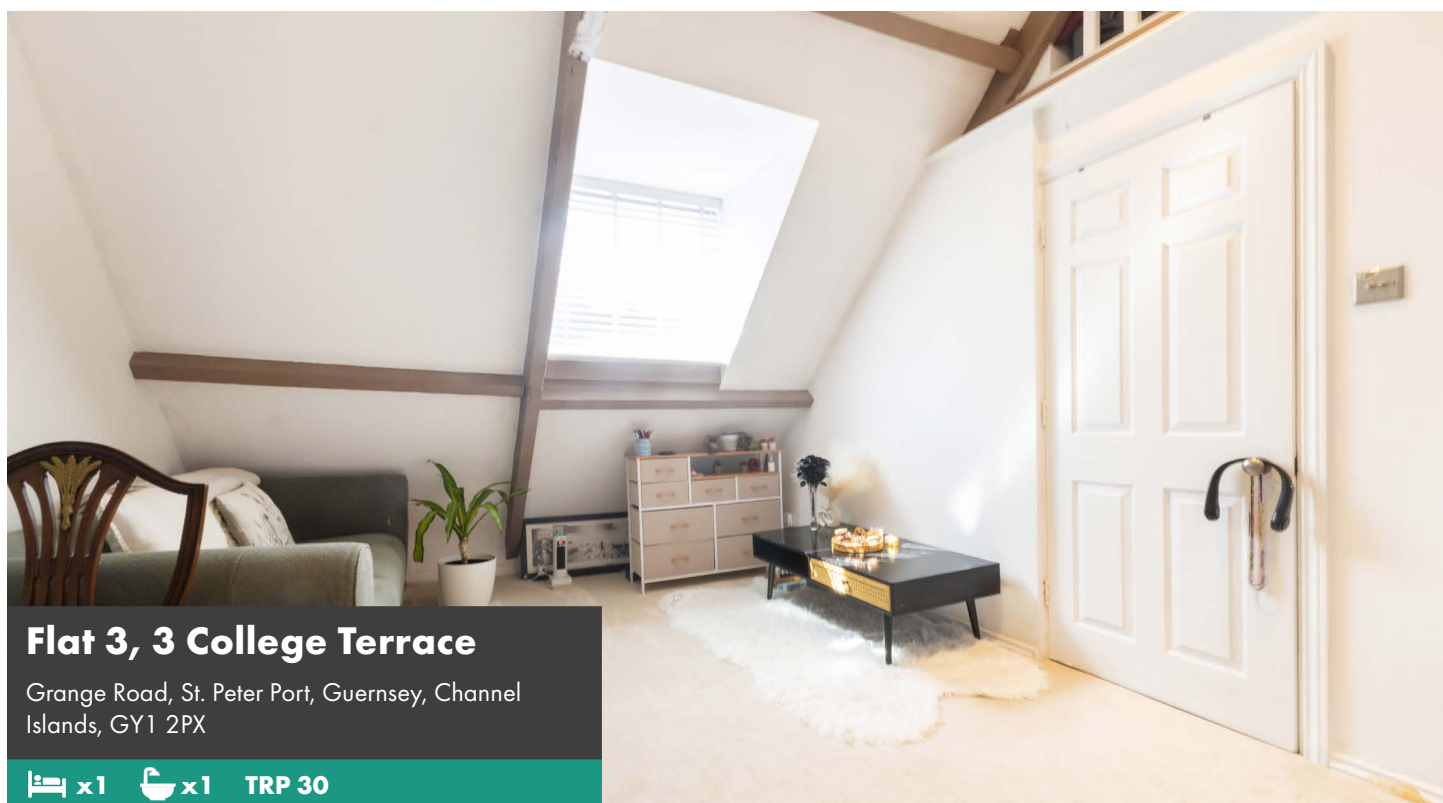


**SOLE
AGENT**



Flat 3, 3 College Terrace

Grange Road, St. Peter Port, Guernsey, Channel Islands, GY1 2PX

 x1  x1 **TRP 30**

- Characterful studio
- Vaulted Ceilings and exposed beams
- Mezzanine level
- Parking available in immediate vicinity
- Separate shower room and kitchen
- Walking distance to amenities

£245,000

LOCAL MARKET

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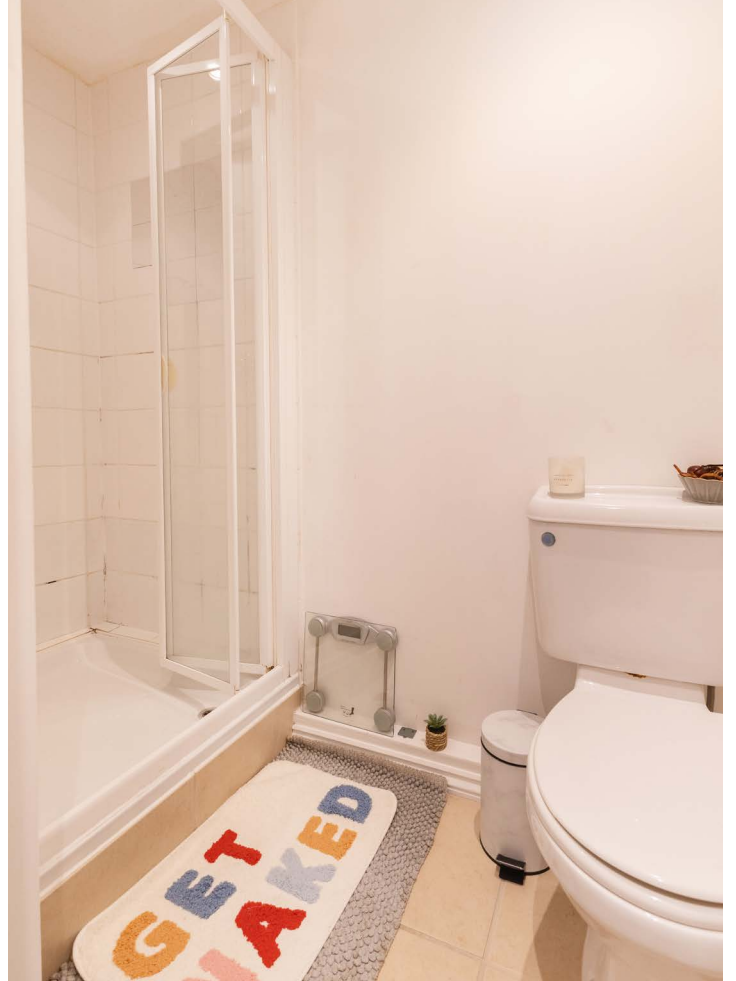


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Flat 3, 3 College Terrace

Situated in the heart of St Peter Port, Flat 3, 3 College Terrace is a characterful studio apartment with beautiful elevated sea views. The property consists of a spacious living area with vaulted ceilings and ladder leading up to a mezzanine level. There is a separate kitchen and shower room. There is good on street parking available within the immediate vicinity and the property is only a short walk from the nearby shops, bars and restaurants.

ACCOMMODATION COMPRISING

Entrance Hall

3'6" x 2'5" (1.07m x 0.74m)

Shower Room

7'8" (2.33) x 5'11" (1.81) L-shaped

Living Area

24' (7.31) x 12'7" (3.84) into eaves
Elevated sea views.

Kitchen

5'10" x 5'10" (1.78m x 1.78m)

MEZZANINE LEVEL

Appliances

Brand new Integrated Beko electric cooker and extractor, gas hob, Hotpoint washing machine, brand new stateman fridge with freezer compartment.

TRP: 30 LISTED

Viewing: BY APPOINTMENT

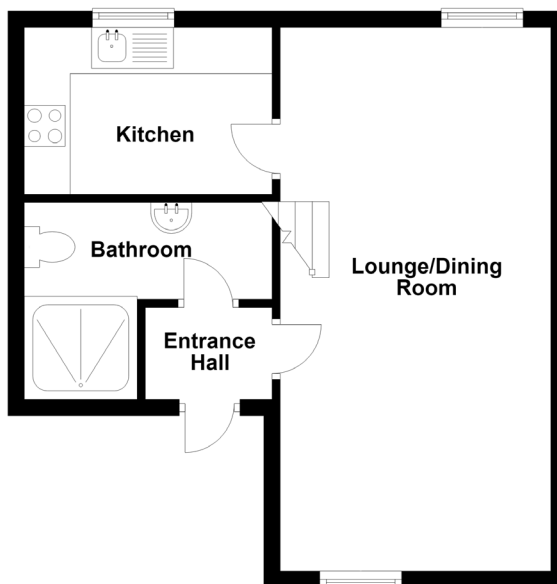
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.
Gas fired central heating.

Construction: Wooden single glazed sash windows. Brand new carpets, recently fitted. Brand new fitted blinds.

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

Floor Plan



First 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.