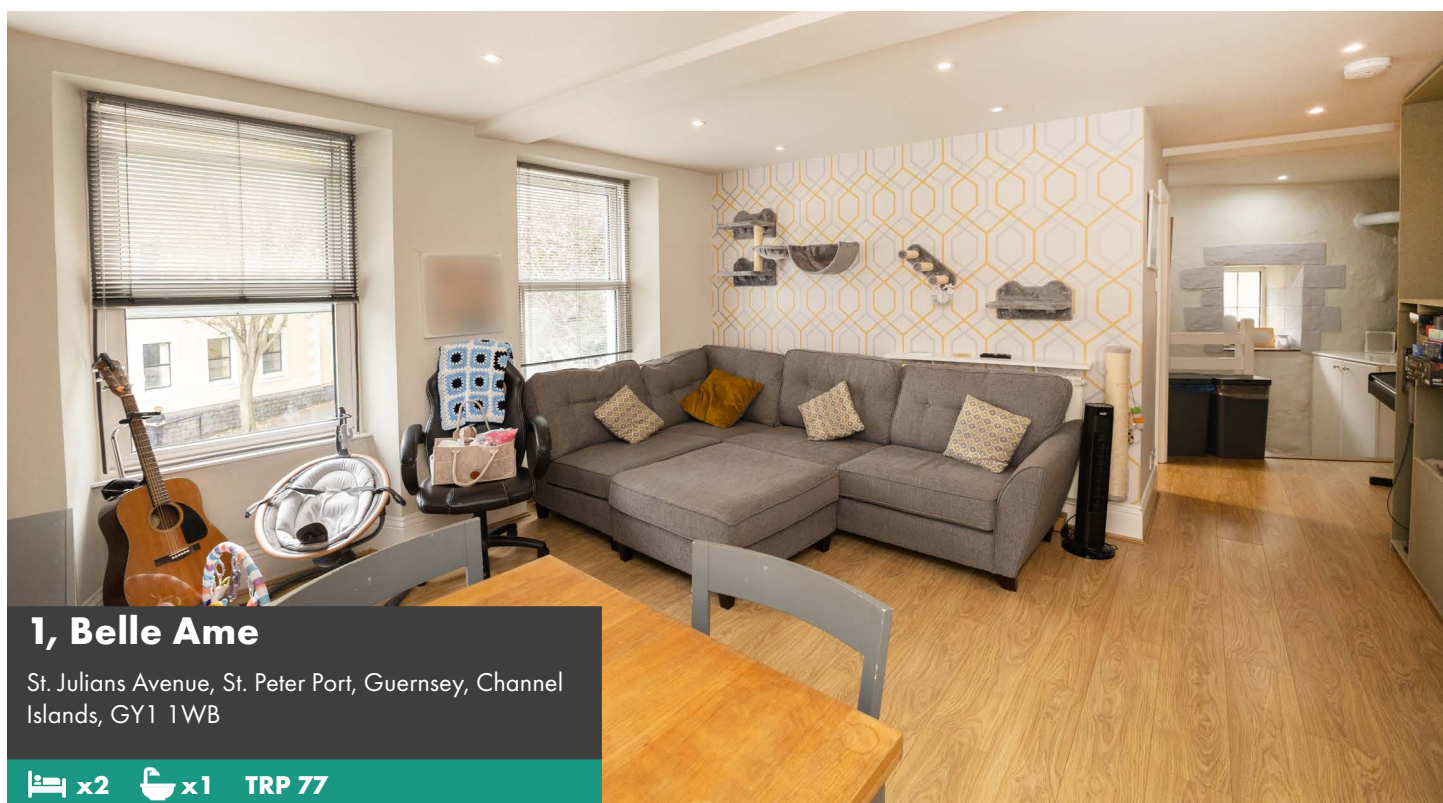


**SOLE
AGENT**



1, Belle Ame

St. Julians Avenue, St. Peter Port, Guernsey, Channel Islands, GY1 1WB

 x2  x1 TRP 77

- Duplex apartment
- Well presented throughout
- Open living space
- Separate kitchen
- Two well proportioned bedrooms
- Situated in the heart of town

£450,000

LOCAL MARKET

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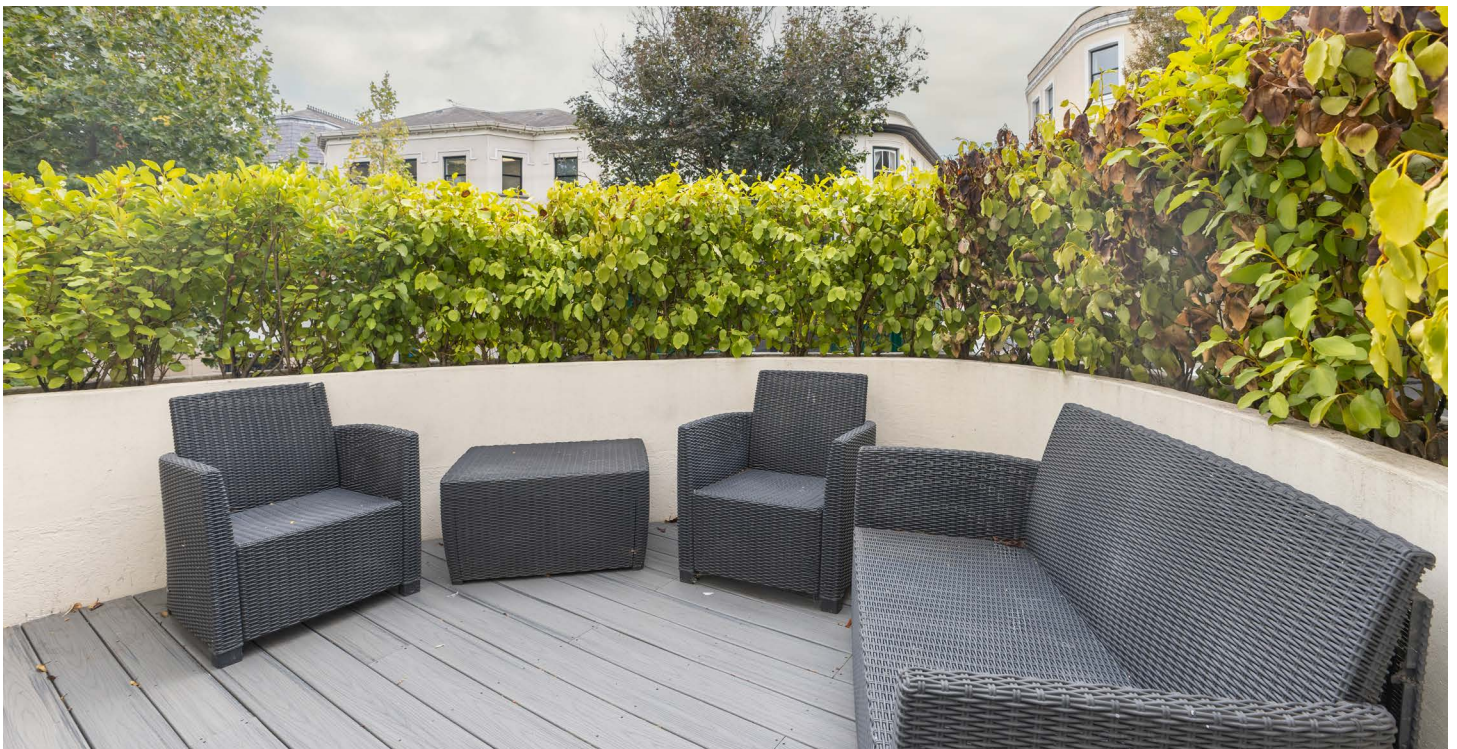


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About 1, Belle Ame

Belle Ame is a well-presented duplex apartment situated in the heart of St Peter Port. The property is arranged over two floors, with the ground floor comprising a welcoming entrance hall and two well-proportioned bedrooms, which are conveniently separated by double doors. Upstairs, there is a spacious open-plan living area complemented by a separate kitchen. Uniquely the front benefits from a decked courtyard, privately sheltered with hedging. Ideally positioned in the heart of town, the apartment is within easy walking distance of the excellent range of local amenities, shops, restaurants and everything St Peter Port has to offer. There is also good on-street parking available in the immediate vicinity. An ideal opportunity for those looking for a conveniently located town property with well-proportioned accommodation.

ACCOMMODATION COMPRISING

Entrance Hall

7'11" x 7'9" (2.41m x 2.36m)

Stairs to first floor.

Bedroom 2

11'10" x 8' (3.6m x 2.44m)

Two windows to front.

Bedroom 1

15'3" x 8'2" (4.65m x 2.5m)

Window to side.

Bathroom

9' x 7'7" (2.74m x 2.3m)

Fitted with a three piece suite of bath with shower over, pedestal wash hand basin and concealed low flush W.C.

FIRST FLOOR

Lounge / Dining Room

21' (6.4) max & 13' (3.96) min x 15'6" (4.72) max & 5'3" (1.6) min L shaped.

Windows on two sides. Exposed granite work.

Kitchen

9'4" x 7' (2.84m x 2.13m)

Stylish run of cream units with wood effect work surfaces over incorporating single bowl, single drainer stainless steel sink.

OUTSIDE

Front

Decked courtyard, privately screened with hedging.

Appliances

Beco Electric oven with matching hob and stainless steel extractor fan over, Hotpoint fridge/freezer, Bosch tumble dryer and Hotpoint washing machine.

TRP: 77

Viewing: BY APPOINTMENT

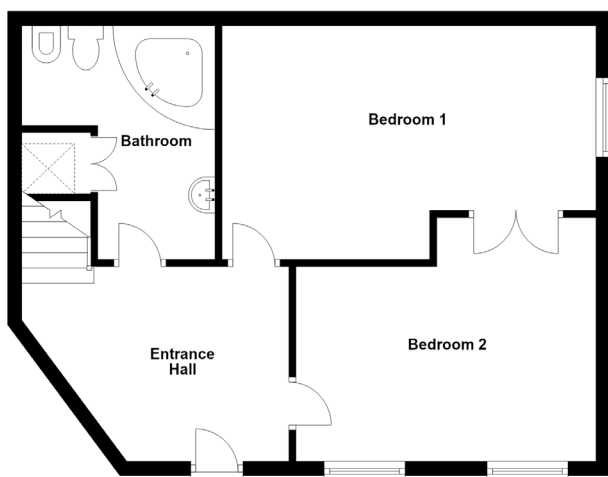
Possession: BY ARRANGEMENT

Services: All mains. Gas fired central heating.

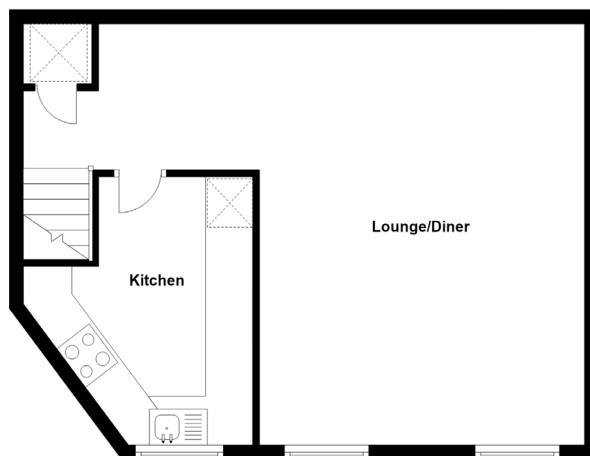
Construction: Granite built. Renovated in 2003 and further modernised by the current owner. UPVC tripple acoustic glazing and door on the ground floor. UPVC double glazed on the first floor.

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

Ground Floor



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.