

**SOLE  
AGENT**



## Flat B, Kelso Lodge

Cordier Hill, St. Peter Port, GY1 1JJ

 x2  x1 **PERRYS 4G8 TRP 81**

- Two bedroom apartment
- Stylish kitchen
- Central St Peter Port location
- Allocated parking for one vehicle
- South facing enclosed rear patio
- No service charge

**£395,000**

**LOCAL MARKET**

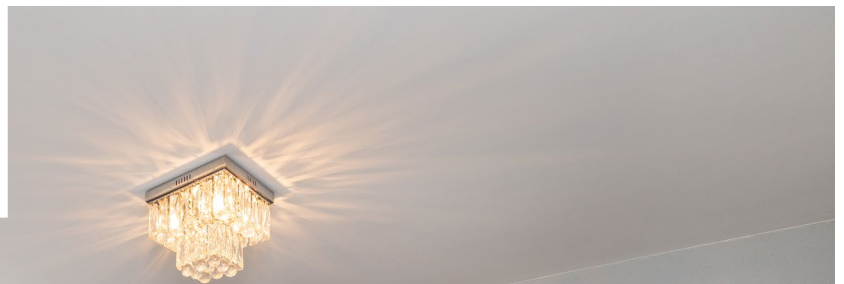
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## About Flat B, Kelso Lodge

Flat B, Kelso Lodge is a beautifully presented two-bedroom apartment, ideally situated in the heart of St Peter Port. The accommodation comprises a spacious primary bedroom, a versatile second bedroom currently arranged as a dining room, a stylish and well-equipped kitchen, contemporary bathroom, and a bright, comfortable living room. The property also benefits from a generous south-facing patio, perfect for outdoor entertaining or relaxing, together with parking for one vehicle and additional visitor parking spaces.

### ACCOMMODATION COMPRISING

#### Communal Hallway

5'11" x 5'7" (1.8m x 1.7m)

The property is approached through a Communal Hallway. Door to...

#### Entrance Hall

18'3" x 2'8" (5.56m x 0.81m)

#### Bedroom

11'9" x 9'1" (3.58m x 2.77m)

Fitted with a range of wardrobes. Two windows overlooking the front of the property.

#### Dining Room

14'10" x 6' (4.52m x 1.83m)

Window overlooking the side of the property.

#### Shower Room

8'4" x 5'8" (2.54m x 1.73m)

Fitted with a three piece suite of shower, wash hand basin and low flush W.C. Window overlooking the garden.

#### Kitchen

8'10" x 8'3" (2.7m x 2.51m)

Fitted with a range of wall and base units incorporating a matt black sink and drainer. Window overlooking the side of the property.

#### Living Room

12'6" x 11'6" (3.8m x 3.5m)

Laminate flooring. Window with aspect over and door providing access to the garden.

#### Garden

A lovely sunny south facing garden with views over St Peter Port.

#### Appliances

Integrated Bosch oven, integrated Bosch microwave, Neff oven, Neff extractor fan, Hotpoint washer dryer & Hotpoint fridge freezer, Hotpoint slimline dishwasher.

TRP: 81

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

**Services:** All mains. gas fired central heating.

**Construction:** Granite. uPVC double glazed windows. uPVC fascias and soffits.

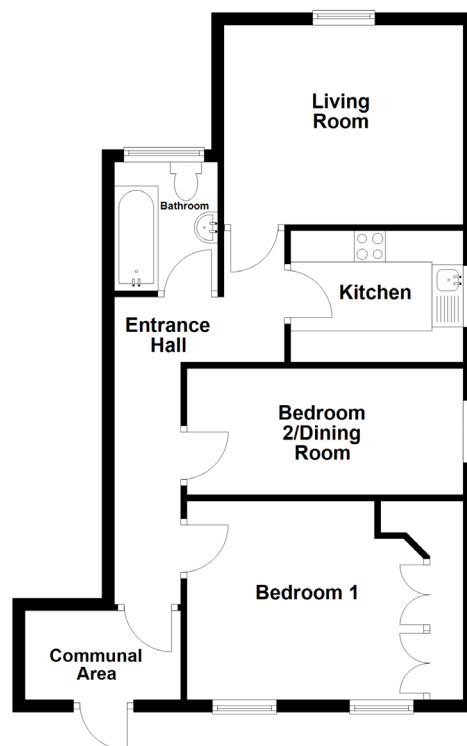
**Price includes:** Carpets, curtains, light fittings and appliances as listed.

**Price excludes:** Bedroom light fitting.

**Communal charge:** £20pm for communal gardening and electrics.



Ground Floor



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