

**SOLE
AGENT**



Apartment 4, 17 Mill Street

St. Peter Port, GY1 1HG

 x1  x1 **PERRYS 5J9 TRP 69**

- One-bedroom flat in central St Peter Port
- Large kitchen/living area
- Walking distance to shops and town centre
- Good on street parking nearby
- Ideal for first-time buyer or investors alike

£299,995

LOCAL MARKET

swoffers



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





About Apartment 4, 17 Mill Street

Apartment 4, 17 Mill Street is a charming property tucked away in the heart of St Peter Port.

The layout includes a cosy living room, one bathroom, and a spacious kitchen, with stairs leading up to the bedroom. With local amenities and on-street parking available nearby, this characterful property could make an ideal first home or a smart investment opportunity.

ACCOMMODATION COMPRISING

Entrance Hall

5'11" x 2'11" (1.8m x 0.9m)

Fitted storage cupboard.

Shower Room

10' x 4'9" (3.05m x 1.45m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Fully tiled. Frosted window providing aspect to the side.

Living Room

16'1" x 11'4" (4.9m x 3.45m)

Two windows providing aspect to the front.

Kitchen / Dining Room

12'10" x 11'10" (3.9m x 3.6m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink with bowl and drainer. Window providing aspect to the side. Fitted storage cupboard. Large Velux window.

FIRST FLOOR

Landing

3'7" x 2'11" (1.1m x 0.9m)

Bedroom

19'8" x 10'10" (6m x 3.3m)

Fitted eaves storage. Two windows providing aspect to the front.

Appliances

Ignis hob and oven, extractor fan, Hotpoint washer/dryer, LEC freezer and Montpellier fridge.

TRP: 69

Viewing: BY APPOINTMENT

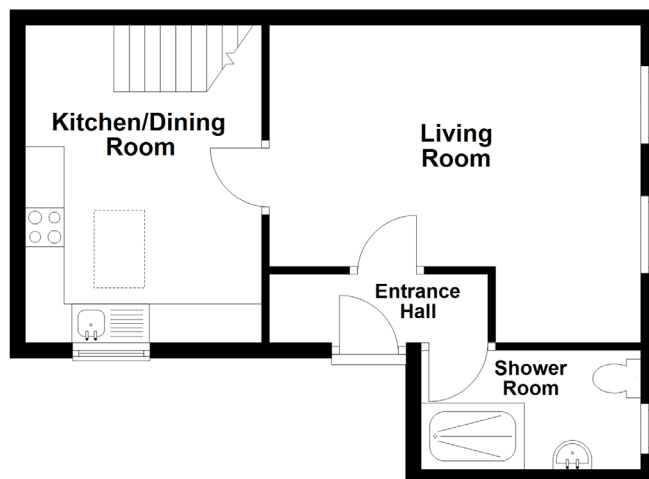
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heaters.

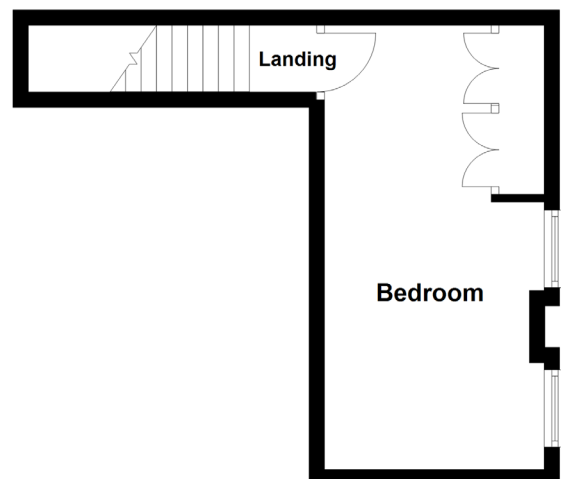
Construction: Granite construction. uPVC single and double glazed windows.

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

Second Floor



Third Floor



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