

**SOLE
AGENT**



Flat 6, Meadow Grove

Footes Lane, St. Peter Port, Guernsey, GY1 2UL

 x1  x1 **TRP 72**

- Top floor apartment
- Modern decor throughout
- Ideal for first time buyer
- Spacious kitchen/living room
- Bright bedroom
- Parking for 1 plus visitor spots

£325,000

LOCAL MARKET

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





About Flat 6, Meadow Grove

A superb one-bedroom loft apartment set within a highly regarded development on the St Peter Port/St Andrew's border. Apartment 6 Meadow Grove offers spacious accommodation, including an impressive open-plan kitchen, dining and living area, a generous double bedroom with ample built-in storage, and a modern three-piece bathroom.

Outside, the property benefits from allocated parking, additional visitor parking, and beautifully maintained communal gardens, offering a peaceful setting just minutes from St Peter Port.

ACCOMMODATION COMPRISING

Entrance Hall

10'7" x 4'3" (3.23m x 1.3m)

Bedroom

15'4" x 8'2" (4.67m x 2.5m)

Bathroom

9'6" x 7'4" (2.9m x 2.24m)

Kitchen / Dining / Living Area

20'3" x 13'9" (6.17m x 4.2m)

OUTSIDE

Front

The property is approached through a communal door. Stairs lead up to the second floor where there is a door to one other apartment. There is allocated parking and plenty of visitor parking, and delightful and extensive communal gardens.

Appliances

Neff electric oven and four ring hob, Neff extractor, Neff dishwasher, Neff fridge/freezer, Neff washer/dryer, LEC freezer.

TRP: 72

Viewing: BY APPOINTMENT

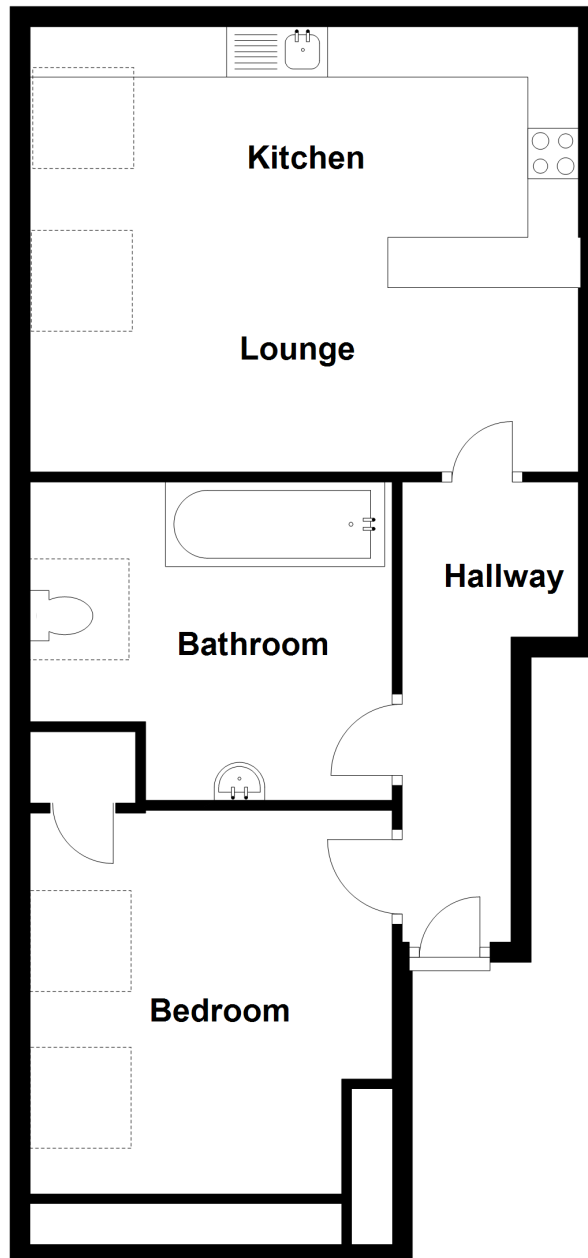
Possession: BY ARRANGEMENT

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

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

Service charge: £287 p/m

Floor Plan



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