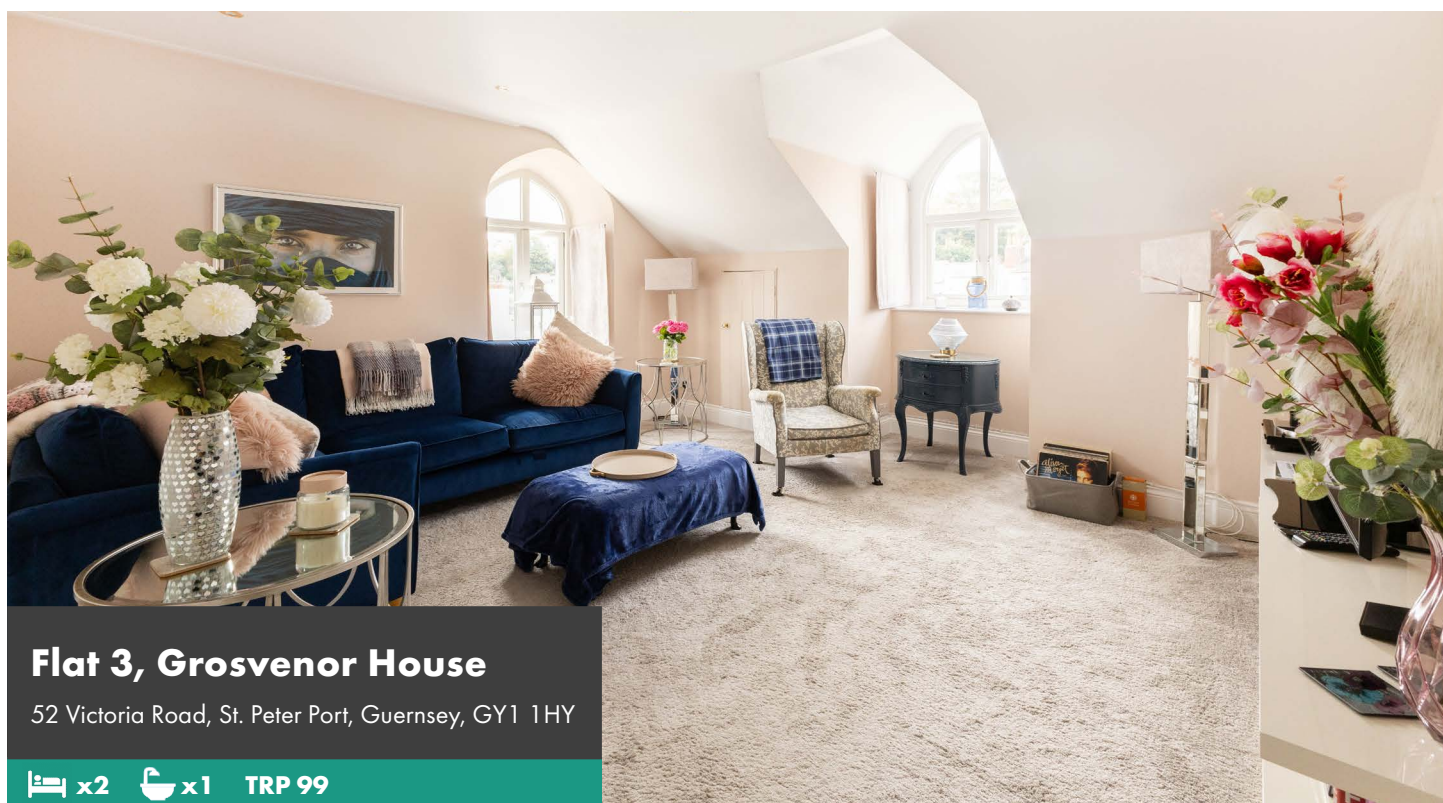


**SOLE
AGENT**



Flat 3, Grosvenor House

52 Victoria Road, St. Peter Port, Guernsey, GY1 1HY

 x2  x1 TRP 99

- Immaculately presented apartment
- Close to the heart of St Peter Port
- Two double bedrooms
- Rented parking available
- Generous reception rooms
- Presented with no onward chain

£465,000

LOCAL MARKET

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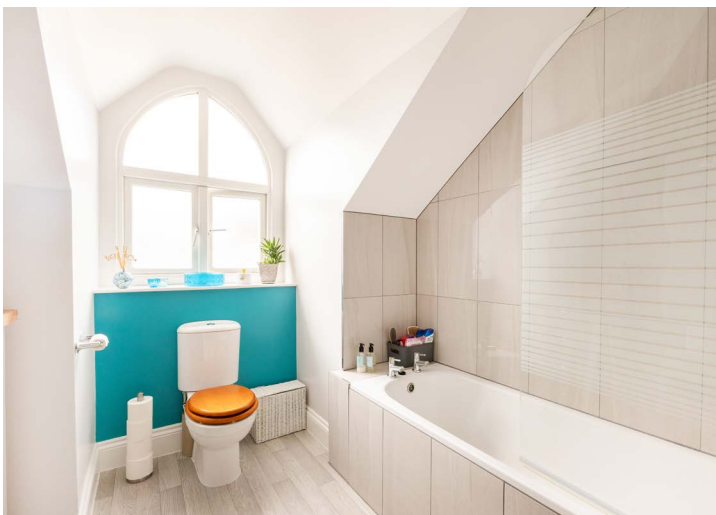


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Flat 3, Grosvenor House

Flat 3, Grosvenor is an immaculately presented apartment situated in the heart of St Peter Port. Located on the top floor, this spacious property offers light and airy accommodation throughout, comprising two large double bedrooms, a well-appointed bathroom, a generous living room, and a kitchen/diner. The apartment is ideally positioned to enjoy all the amenities of St Peter Port while providing comfortable and stylish living. Two rented parking spaces are available nearby.

ACCOMMODATION COMPRISING

Entrance Hall

11'10" x 3'7" (3.6m x 1.1m)

Fitted with a large storage cupboard. Access to the floored loft via loft ladder.

Bedroom 1

16'7" x 12'10" (5.05m x 3.9m)

Dual aspect with fitted wardrobes. Fitted eaves storage.

Bedroom 2

16'5" x 8'10" (5m x 2.7m)

Carpet as fitted. Eaves storage and window providing aspect to the side.

Living Room

15'1" x 13'5" (4.6m x 4.1m)

Dual aspect. Carpet as fitted.

Kitchen

16'5" x 8'10" (5m x 2.7m)

Fitted with a range of wall and base units with work surfaces over incorporating a 1½ sink, bowl and drainer.

Window providing aspect to the side.

Bathroom

12'10" x 7'10" (3.9m x 2.4m)

Well-appointed three piece suite of bath with shower over, wash hand basin with storage below and W.C. Frosted window providing aspect to the front.

Appliances

Hotpoint oven, gas hob, Firenzi extractor fan, Hotpoint washing machine and Hotpoint tumble dryer.

TRP: 99

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

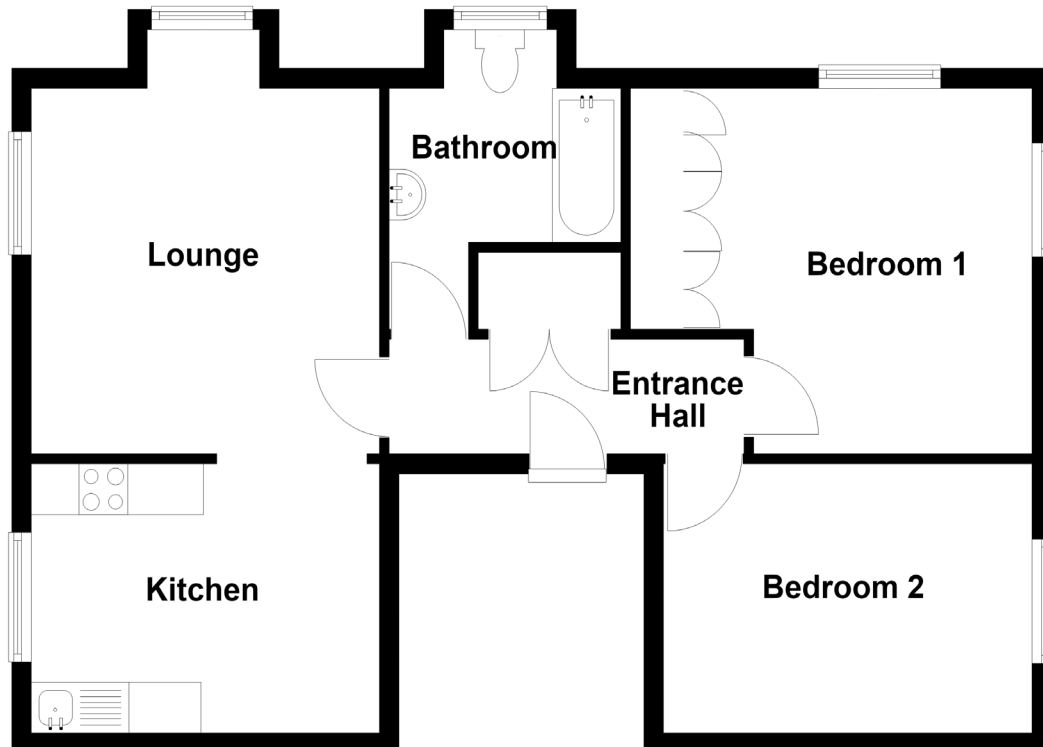
Services: Mains water, electricity and drainage.

Gas central heating.

Construction: Block construction. uPVC double glazed windows.

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

Service charge: £182p/m



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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.