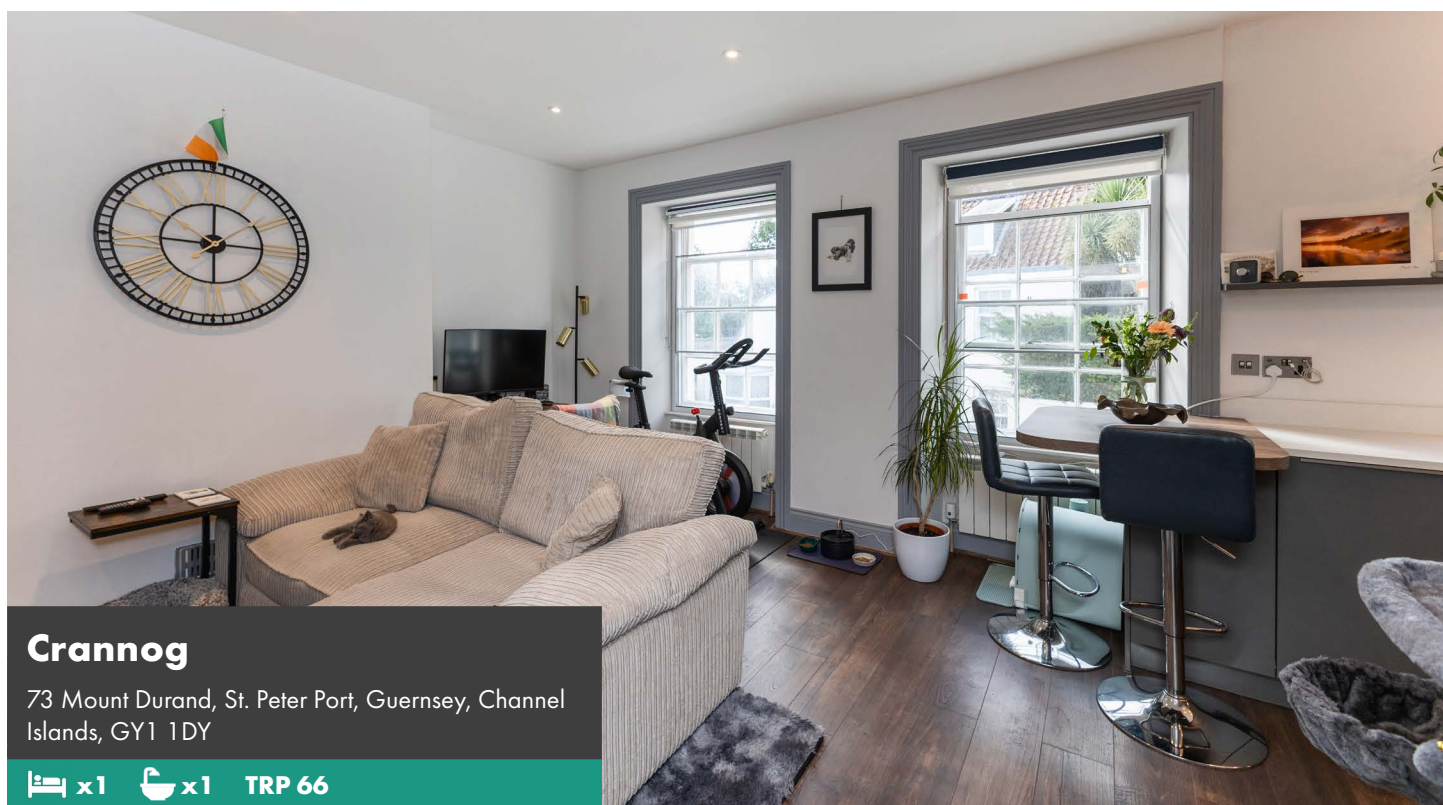


**SOLE
AGENT**



Crannog

73 Mount Durand, St. Peter Port, Guernsey, Channel Islands, GY1 1DY

 x1  x1 **TRP 66**

- Beautifully developed one-bedroom flat.
- Modern open-plan living.
- Sought-after Mount Durand location.
- Rented parking for two cars nearby.
- Close to the heart of St Peter Port.
- Ideal for first-time buyers or investors.

£335,000

LOCAL MARKET

swoffers

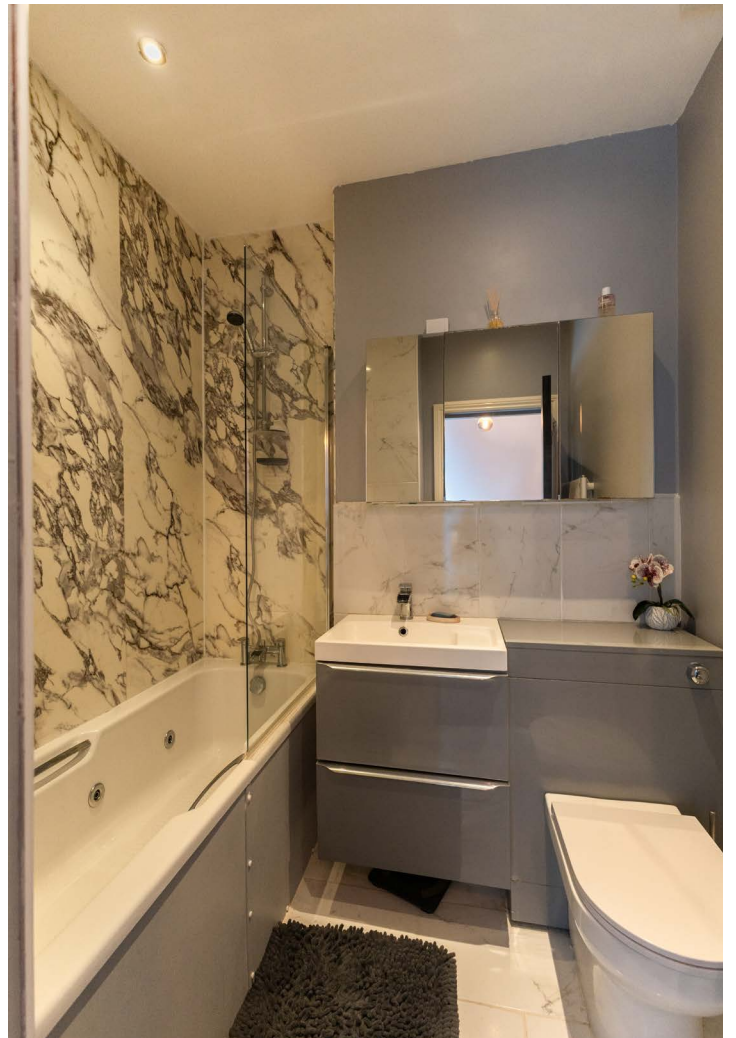


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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Crannog

Crannog is a beautifully developed one-bedroom flat situated in the convenient location of Mount Durand, close to the heart of St Peter Port. Having been fully renovated and upgraded by the current owners, the property offers modern, stylish and well-designed open-plan living, making excellent use of the available space. The property also benefits from rented parking for two cars, located just a short walk away. Crannog would make an ideal home for a first-time buyer or an excellent investment opportunity for those looking to add to their portfolio.

ACCOMMODATION COMPRISING

Entrance Hall

8'2" x 3'11" (2.5m x 1.2m)
Wooden flooring.

Bathroom

6'7" x 5'11" (2m x 1.8m)
Fitted with a three piece suite of bath with shower over, wash hand basin with storage below and W.C. Marble effect tiling.

Kitchen / Lounge

15'1" (4.6) max & 5'11" (1.8) min x 20'8" (6.3) max & 11'10" (3.6) min
A well appointed kitchen fitted with a range of wall and base units with marble effect work surface over incorporating 1½ bowl sink and drainer with Quooker hot tap. Windows providing aspect over the front of the property. Storage cupboard. Wooden flooring.

Bedroom

12'2" x 9'6" (3.7m x 2.9m)
Fitted wardrobes. Windows providing aspect to the rear of the property.

OUTSIDE

There is rented parking for two vehicles available.

Appliances

Siemens hob, Siemens oven, integrated Siemens fridge/freezer, Siemens washing machine, Siemens slimline dishwasher, extractor fan.

TRP: 66

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

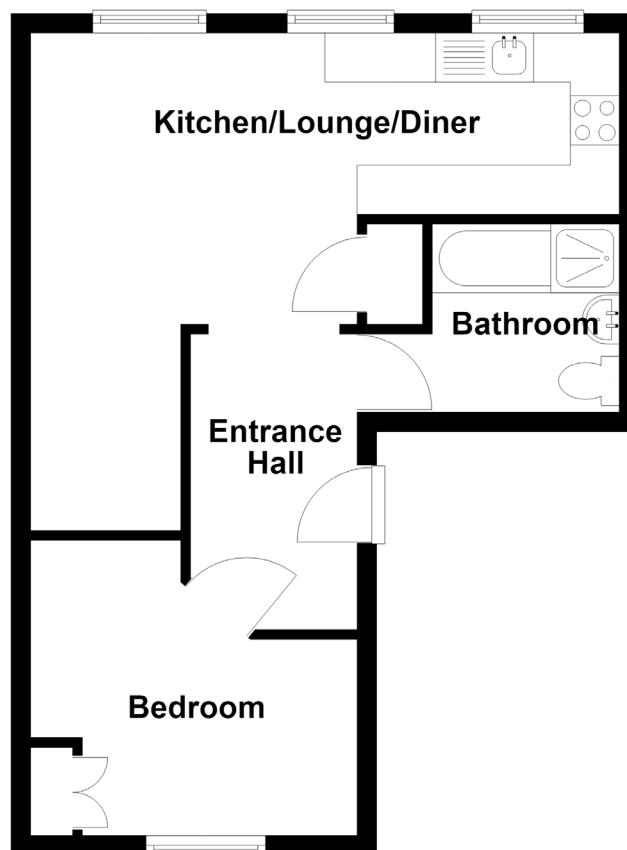
Services: Mains water, electricity, gas and drainage. Gas central heating.

Construction: Granite. Wooden windows with secondary glazing.

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

Rented parking available: £220 per month for two spaces.

Ground 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.