



## Flat 4, 5 Mill Street

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 x1  x1 PERRYS 5 J9 TRP 46 LISTED

- One-bedroom flat in central St Peter Port
- Vaulted ceilings, beams, and feature fireplace
- Open-plan kitchen/living area
- Separate bedroom and bathroom
- Walking distance to shops and town centre
- Ideal for first-time buyer

# £260,000

**LOCAL MARKET**

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





## About Flat 4, 5 Mill Street

Flat 4 is a charming apartment tucked away in the heart of St Peter Port. Full of character, it features vaulted ceilings, exposed beams, and a decorative fireplace all adding warmth and personality.

The layout includes an entrance hallway with stairs leading to an open-plan kitchen and living area, a separate bedroom, and a three-piece bathroom. With local amenities close by and on-street parking available nearby, this property could be an ideal first home or a smart investment.

### ACCOMMODATION COMPRISING

#### Entrance Landing

9'8" x 2'9" (2.95m x 0.84m)

Window providing aspect over the side. Stairs to...

#### Open Plan Kitchen / Lounge / Dining Room

17'4" x 15'1" (5.28m x 4.6m)

Fitted with white base units. Window providing aspect over the rear. Vaulted ceiling.

#### Bathroom

8'1" x 7'10" (2.46m x 2.4m)

Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Window providing aspect over the front.

#### Bedroom

13'6" x 9'3" (4.11m x 2.82m)

Windows providing aspect over the front and side. Cupboard over the stairs.

#### Appliances

Freestanding oven, freestanding Hotpoint fridge, extractor fan, freestanding Hotpoint washer/dryer.

**TRP:** 46 LISTED

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

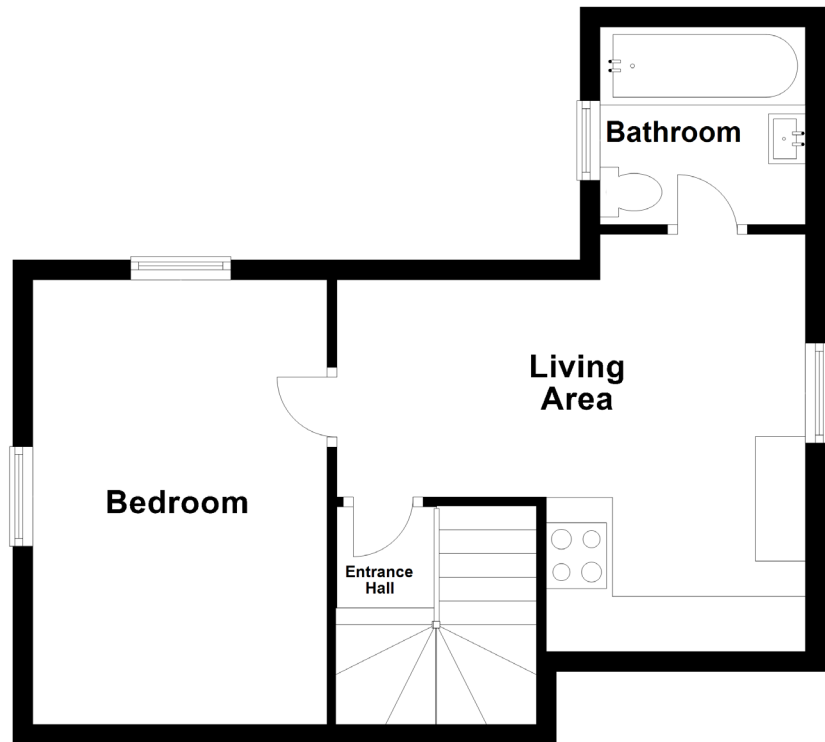
**Services:** Mains water, electricity, gas and drainage. Gas central heating.

**Construction:** Granite. Single glazed wooden windows. uPVC fascias and soffits.

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

**Service charge.** £100 per month.

## Floor Plan



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