

Top Flat, 1 Auckland Terrace**£229,500****LOCAL
MARKET**

St Peter Port
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Bridge
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Top Flat, 1 Auckland Terrace**TRP 55**

La Charroterie, St Peter Port

"Top Flat" forms part of a modern construction, is one of only two apartments in the building and is conveniently located within easy walking distance of the centre of St Peter Port.

While requiring decoration throughout, this property offers one bedroom, a three piece bathroom suite and a kitchen/diner with a separate living room. There is on street and rented parking available in the immediate area and this would make an ideal property for a first time buyer or potential buy-to-let investment.

Directions: *Travelling up La Charroterie road, the property is located on the left, just before Charles Frossard House.*

Accommodation

Entrance Hall
Lounge
Kitchen/Diner
Bedroom
Bathroom

Perry's Guide Ref: 25 F2

ACCOMMODATION:

GROUND FLOOR

Communal front door into:-

Communal Hallway: Stairs to first floor.

FIRST FLOOR

Entrance Hall: 11'2 x 2'10 (3.40m x 0.86m) Loft access hatch. Door to airing cupboard housing immersion heater. Doors to:-

Lounge: 14'5 x 10'10 (4.39m x 3.30m) Window to rear. Open to:-

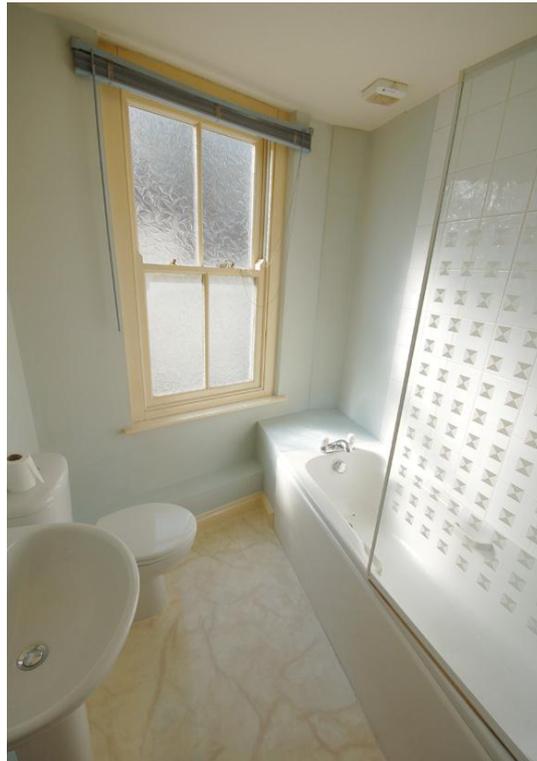


Kitchen/Diner: 16'7 x 7'9 (5.05m x 2.36m) Fitted with a range of wood effect wall and base units with a granite effect work surface incorporating a stainless steel one and a half bowl sink and drainer unit. Appliances include; integrated Indesit fridge and freezer, Indesit electric oven with four ring hob and extractor over, Servis washer/dryer and Ariston integrated slim line dishwasher. Tiled splashbacks. Windows to side and rear.

Bedroom: 11'5 x 9'8 (3.48m x 2.95m) Two windows to front.

Bathroom: 7'2 x 6'2 (2.18m x 1.88m) A three piece suite comprising bath with wall mounted shower attachment, w.c. and pedestal wash hand basin. Partly tiled walls. Ceiling recessed extractor fan. Obscured glazed window to front.





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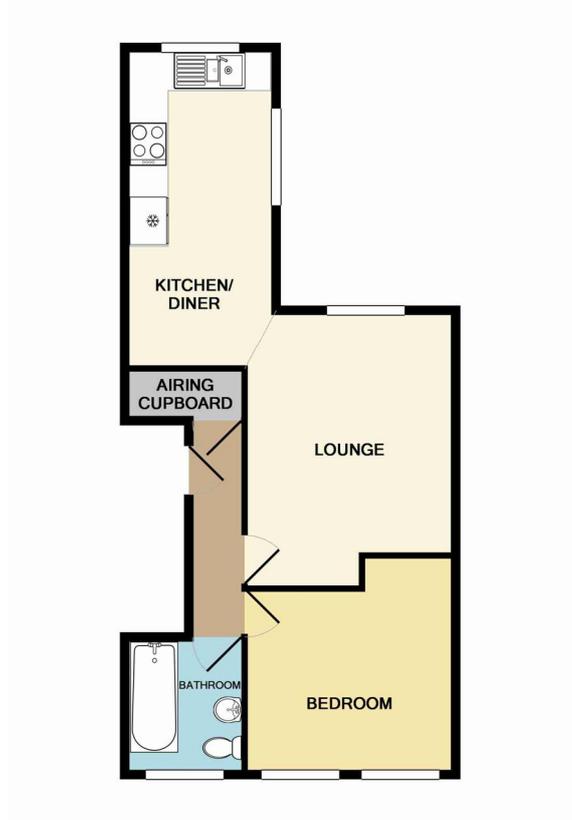
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Contact Jody Ferbrache or Helen Gillam on 713463

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Possession: By Arrangement.

Services: Mains water, electricity and drainage. Electric heating. uPVC double glazing.

N.B.: The floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon.

Note: There is no communal service charge.

Construction: The property is of cavity construction.

Price: **£229,500** to include the fitted carpets, the curtains and blinds as hung, the fitted light fittings and the appliances as mentioned in these property details. MLP04612

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