

# Flat 2

5 Mill Street - St Peter Port - GY1 1HG

Price £199,500



REF: 1419

TRP: 69



- A 2nd Floor 1 bedroom Town flat.
- Situated a stones throw away from the centre of Town.
- Close to shops, restaurants and all your amenity needs.
- Comprises living room, kitchen, bathroom and bedroom.
- Good return for investment purposes.
- Perry's Guide - Page 25 F1

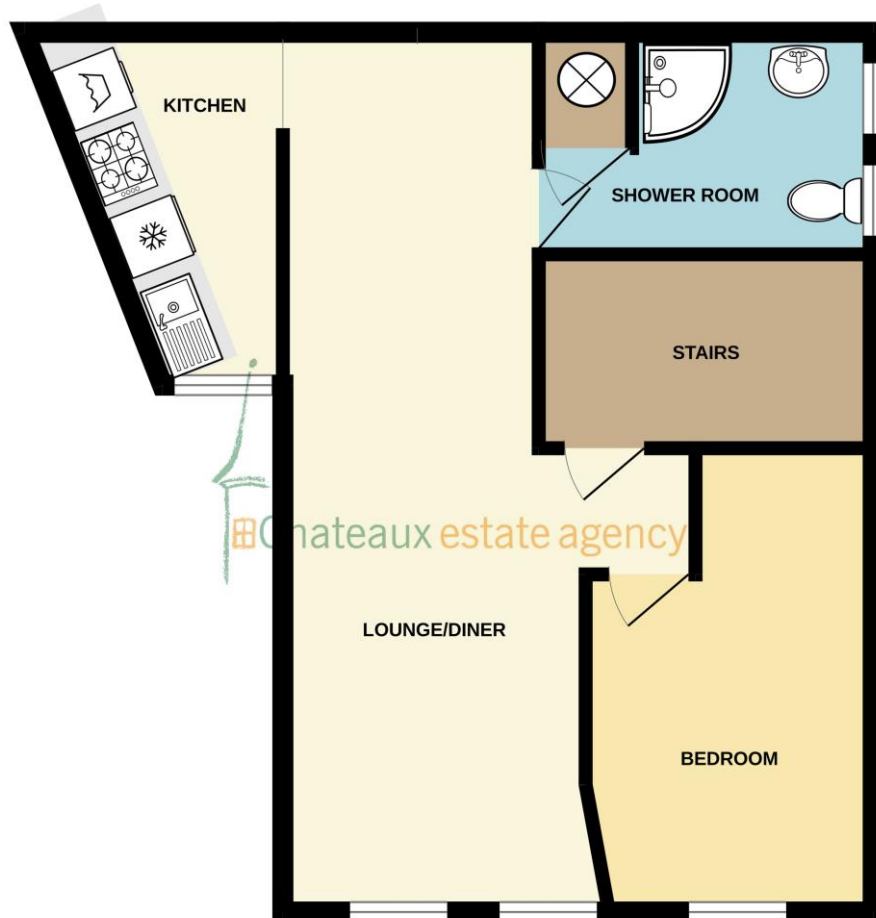








## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Flat 2 is on the second floor of 5 Mill Street which is situated at the Market end of the Old Quarter, so is in easy walking distance of all the Town amenities. The accommodation includes a good size lounge/diner, kitchen, bedroom and bathroom and may appeal as a first time purchase or as an investment with a good return. To arrange a viewing please contact one of the team here at Chateaux on 244544.

#### COMMUNIAL ENTRANCE & STAIRCASE

With stairs leading to second floor for flat 2.

#### LOUNGE/DINER 7.51m (24'8") x 2.6m (8'6") Max

2 windows to front. Doors to bedroom, bathroom and opening to kitchen. Electric panel heater.

#### KITCHEN 3m (9'10") x 2.21m (7'3") Max

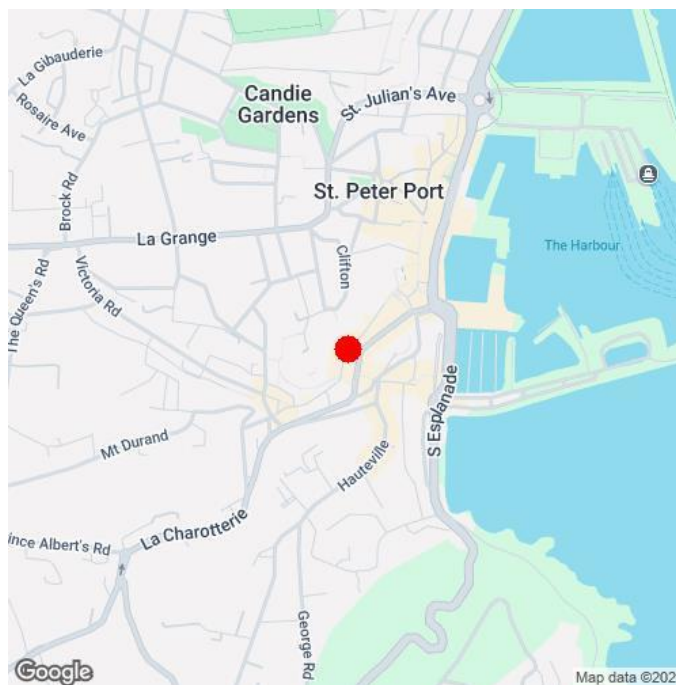
Window to front. Wall and base units in cream with laminate worktops over incorporating stainless steel single bowl sink with drainer unit and tiled splash backs. Appliances include Beko 4 ring hob with extractor over, Indesit oven, Hotpoint fridge and Candy washer/dryer.

#### BEDROOM 3.98m (13'1") Max x 2.42m (7'11") Max

Window to front. Electric heater.

#### BATHROOM 2.65m (8'8") x 1.91m (6'3")

3 piece suite in white comprising quadrant shower, wash hand basin set in vanity unit and WC. Window to side and cupboard housing recently renewed hot water cylinder. Extractor fan and heated towel rail.



**SERVICES:** Electric: Mains Supply, Gas: None, Water: Mains Supply, Sewerage: Mains Supply, Telephone: Unknown, Broadband: Unknown

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Beko 4 ring hob with extractor over, Indesit oven, Hotpoint fridge and Candy washer/dryer.

**WHAT3WORDS:** awards.curve.opponent

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.