

The Ashes

26 Phoenix Way - Le Petit Bouet - St Peter Port

Price £315,000



1



1



1

REF: 1570

TRP: 54



- 1 bedroom first floor apartment.
- Situated on the popular purpose built Phoenix Way development.
- 1 double bedroom with fitted furniture, lounge/diner.
- Fully fitted kitchen and bathroom.
- Communal gardens, allocated parking for one car and visitor spaces.
- Perry's Guide - Page 17 G3





The Ashes is a 1 bedroom first floor apartment on the popular development Phoenix Way, which is within easy walking distance of local amenities and the Town Centre. Accessed via a communal stairwell the property offers a well proportioned lounge/diner, fitted kitchen, bathroom and double bedroom with fitted furniture. The property is in true move in condition and has allocated parking for one car, visitor spaces, access to communal garden areas and low maintenance charges. An ideal stepping stone on to the market or for investor`s alike. Early viewing is recommended so call us today to arrange on 244544.

COMMUNAL ENTRANCE

Entrance door for apartments 25-30. Stairs to first floor with doors to The Ashes and apartment 29. Stairs to second floor.

ENTRANCE HALL

Internal entrance door to apartment. Doors off to all rooms. Telephone entry system. Cupboard housing electrics.

KITCHEN 2.88m (9'5") x 1.65m (5'5")

Fitted wall and base units with laminate worktops over incorporating a single bowl sink and drainer unit and tiled splashbacks. Appliances include Neff single oven with Neff 4 ring hob over and Neff pull out extractor fan, Whirlpool washer/dryer, Neff fridge/freezer and Vaillant gas boiler. Window to rear. Radiator.

LOUNGE/DINER 4.77m (15'8") Max x 3.02m (9'11")

Good size living area with 2 windows to front and 2 radiators.

BATHROOM 3.24m (10'8") Max x 1.45m (4'9")

Fitted with a 3 piece suite in white comprising of bath with shower attachment over and glass shower screen, wash hand basin with mirror and light over and w.c. Radiator and extractor fan. Storage cupboard.

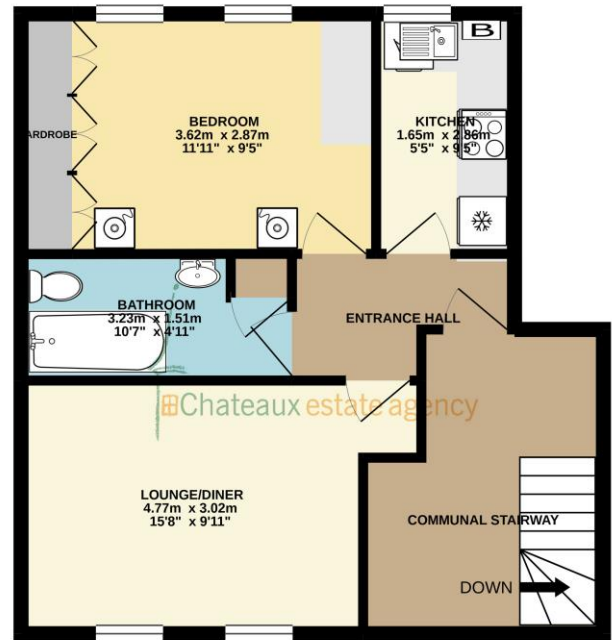
BEDROOM 3.62m (11'11") To Wardrobe x 2.86m (9'5")

Double bedroom fitted with a 6 door run of robes, 2 bed side cabinets and dressing table with drawers. 2 windows to rear. Radiator.

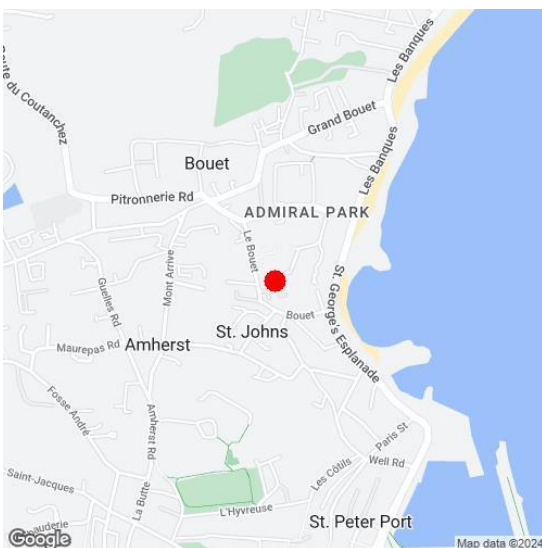
EXTERNAL

Communal lawn garden, parking for one car and visitor spaces.

FIRST 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.
Made with Magicplan 2.0.2020



SERVICES: Electricity, Water, Mains Gas Fired Boiler, Mains Drainage.

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

LISTED APPLIANCES: Neff single, Neff 4 ring hob over, Neff pull out extractor fan, Whirlpool washer/dryer, Neff fridge/freezer.

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX

T: 01481 244544 - E: info@chateaux.gg

W: <https://www.chateaux.gg>

