

Flat 3

14 Saumarez Street - St Peter Port - GY1 2PT

Price £293,000



REF: **1656**

TRP: **66**



- Well presented 1 bedroom town flat.
- Located in the heart of St Peter Port.
- Double bedroom with en suite bathroom, lounge/diner, kitchen and cloakroom.
- Ideal first time buy or investment property.
- Good on street parking.
- Perry's Guide - Page 5 J8.





This well presented second floor flat is ideally situated in the heart of St Peter Port only a few minutes walk from the town centre and its amenities. The accommodation comprises of a well proportioned lounge/diner, double bedroom with fitted wardrobes and en suite bathroom, kitchen, cloakroom and has recently undergone a redecoration throughout. It also benefits from good on street parking in and around the area and must be seen to be fully appreciated. A well maintained property that would make the ideal first time buy or investment property situated in a very convenient location. To view contact Chateaux today on 244544.

ENTRANCE HALL

With doors off to lounge/diner, cloakroom, bedroom and kitchen. Radiator.

LOUNGE/DINER 4.2m (13'9") x 3.85m (12'8")

Well proportioned room with two windows to front. Radiator.

CLOAKROOM 1.38m (4'6") x 0.75m (2'6")

2 Piece suite in white with concealed cistern and wall hung sink.

BEDROOM 3.58m (11'9") x 3.08m (10'1")

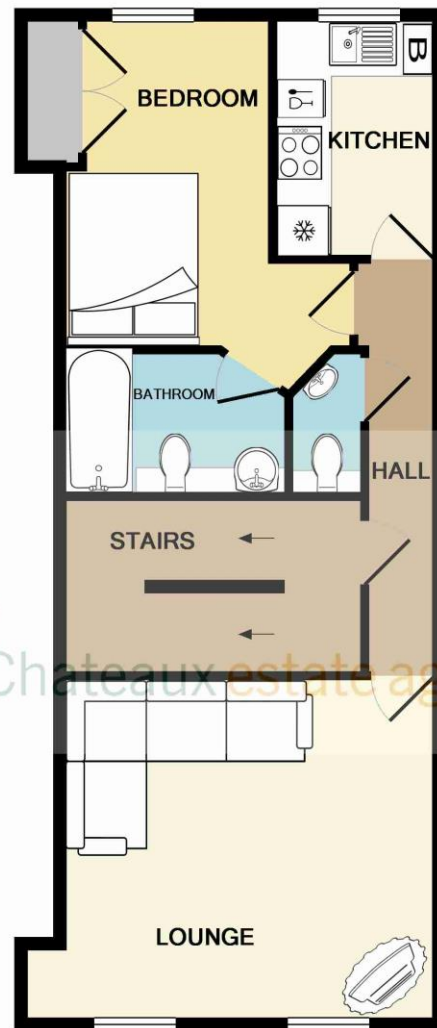
Double bedroom with fitted robes and window to rear. Radiator.

ENSUITE BATHROOM 2.3m (7'7") x 1.5m (4'11")

3 piece suite in white with concealed cistern, sink set on vanity unit and shower over bath. Heated towel rail and fully tiled.

KITCHEN 2.71m (8'11") x 1.66m (5'5")

Fitted wall and base units in white with laminate worktop over. Integrated fridge/freezer and Neff electric oven. Cooke & Lewis ceramic hob with stainless steel extractor over. Hotpoint slimline dishwasher, Hotpoint washer/dryer and Vaillant gas fired boiler. Radiator and window to rear.



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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SERVICES: Mains Electricity, Water, Drainage & Gas.

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

SERVICE CHARGE: £80 PCM.

LISTED APPLIANCES: fridge/freezer and Neff electric oven. Cooke & Lewis ceramic hob with stainless steel extractor over. Hotpoint slimline dishwasher, Hotpoint washer/dryer.

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.



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