

# Flat 2

23 Mansell Street - St Peter Port - GY1 1HP

Price £290,000



REF: **1858**

TRP: **76**



- A duplex one bedroom flat.
- Located just off Trinity Square, ideal for anyone wanting to live in Town.
- Comprises open plan kitchen/living room on the second floor with stairs up to bedroom and bathroom.
- A great first time buy or a suitable investment option.
- Good on street parking in the area.
- Perry's Guide – Page 25 F2





**ENTRANCE STAIRCASE**

The external door providing access to the flats is situated under the archway with a staircase leading up to the flats.

**SECOND FLOOR LANDING**

With window to rear and door into Flat 2.

**LOBBY**

With door into open plan living room and staircase up to bedroom on the third floor.

**OPEN PLAN LIVING/KITCHEN 8.6m (28'3") Max x 4.3m (14'1") Max**

Large 'L' shaped room providing a lovely open plan style of living. To one end there is a extensive fitted kitchen with all fitted appliances and a breakfast bar. To the rest of the room there is a good size living area for relaxing and dining. 3 windows to front and 2 windows to side.

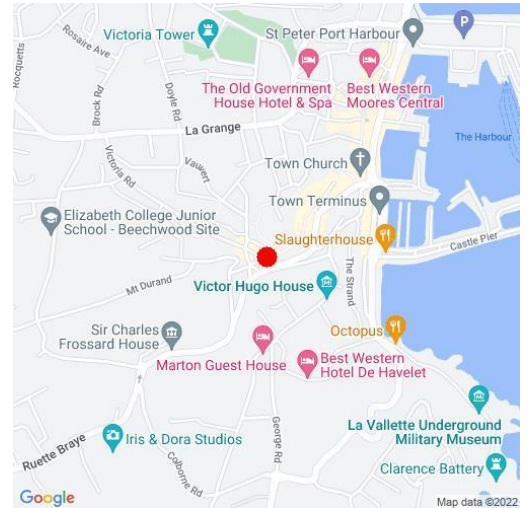
**BEDROOM 3.65m (12'0") x 3.05m (10'0")**

Situated on the top floor this bedroom is open to the staircase and has great feel to it with space for a decent size double bed and eaves cupboards for storage. Door into bathroom. Windows to side and rear.

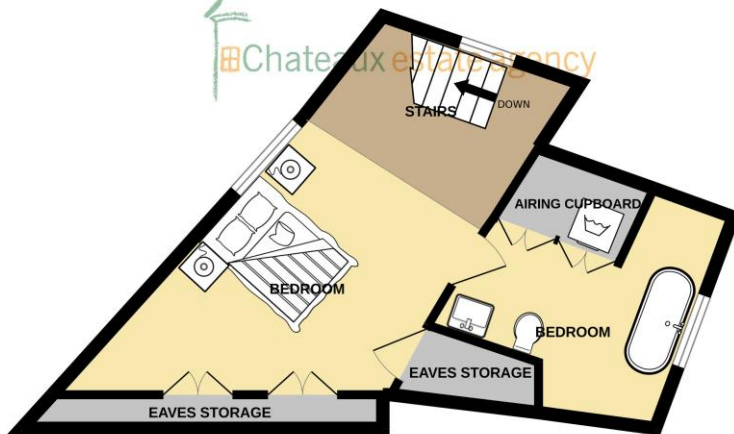
**BATHROOM 3.1m (10'2") Max x 3m (9'10") Into Eaves**

Double ended free standing bath, basin set in vanity unit and WC. Plenty of storage cupboards including Beko washing machine. Window to side.

Chateaux Estates are pleased to offer to the market "Flat 2, 23 Mansell Street", a duplex flat situated on the second and third floors of the building. Located with-in the Trinity Square area, this property is perfect for someone wanting to live in Town. The property comprises an open plan kitchen/living area on the second floor with stairs up to the bedroom and bathroom. This property is on the heritage protected building list and would be a great first time buy or investment alike. To view please call one of the team on 244544.



SECOND FLOOR



3RD 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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**SERVICES:** Electricity, Water, Drainage, Mains Drainage.

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

**LISTED APPLIANCES:** Belling ceramic hob, AEG oven, Hotpoint dishwasher, AEG microwave, Integrated fridge/freezer, Beko washing machine.

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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