

# Top Flat, La Porcherie

Berthelot Street - St Peter Port

Price £360,000



REF: 1896

TRP: 74



- A well presented maisonette over ground and first floor.
- Stunning views and well appointed for Town Centre.
- Open plan light & airy living space with balcony and Islands & Castle views.
- Good double bedroom again with great views.
- 4 piece bathroom including walk in shower.
- Perry's Guide - Page 17 G5







`Top flat, La Porcherie` is an extremely well presented one bedroom maisonette. Ideally situated in the heart of St Peter Port, perfect for anyone wishing to live in the centre of Town. The property boasts stunning sea views across the neighbouring islands and Castle Cornet along with a private balcony. The accommodation to the ground floor has an entrance hall with utility and storage area, while the main living area is on the first floor and comprises of a light and airy open plan lounge, diner and modern kitchen with patio doors leading out to private balcony area, good size double bedroom and contemporary 4 piece bathroom. Altogether this property would make the ideal first time buy or investment property in true turn key condition offering comfortable living and is situated in a convenient location. Internal viewing is highly recommended, please call Chateaux today on 244544 to book a viewing.

GROUND FLOOR

1ST 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 Metropix ©2022

### ENTRANCE HALL

Private entrance door via Berthelot Street. Window to side. Stairs to first floor landing with storage under. Run of storage cupboards to one wall housing Hotpoint washing machine and tumble dryer.

### FIRST FLOOR LANDING

Doors to open plan lounge/kitchen/diner, double bedroom and bathroom.

### KITCHEN/LOUNGE/DINER 5.4m (17'9") x 4.6m (15'1")

The kitchen area comprises of modern fitted wall and base units with contrasting worktops over incorporating a one and a half bowl stainless steel sink and drainer unit, peninsula breakfast area and tiled splashbacks, Appliances include Neff electric eye level oven and grill, Neff electric hob with Neff extractor fan over, Neff dishwasher and Hotpoint fridge/freezer. Patio doors lead out to the private balcony area which enjoys stunning views across the islands and Castle Cornet. Large roof lantern over the living area creating a light and airy space with ample space to relax, cook and dine in. 2 radiators.

### BALCONY

Laid with loose lay patio tiles and bound by glass balustrade. Perfect area to sit out relax and enjoy the coastal and rooftop views of St Peter Port.

### BEDROOM 4.3m (14'1") x 3.25m (10'8")

Good size double bedroom with window to front with views of the islands and Castle Cornet. Radiator.

### BATHROOM 3.26m (10'8") Max x 3.05m (10'0") Max

Fitted with a four piece suite comprising of bath, walk in shower cubicle, wash hand basin set in vanity unit with illuminated mirror over and w.c. Tall storage cupboard and heated towel rail. Window to front. Fully tiled walls and floor.

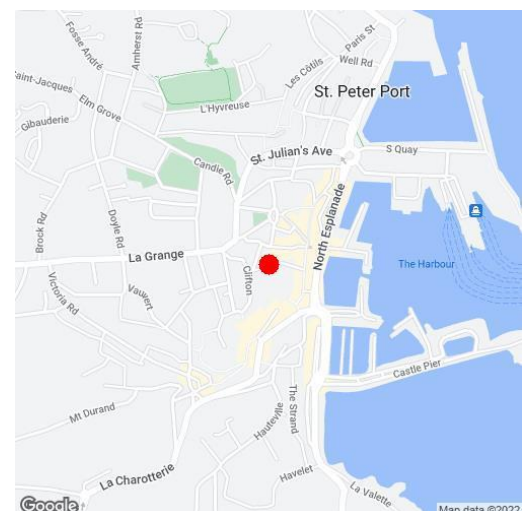
**SERVICES:** Electricity, Water, Mains Drainage.

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

**LISTED APPLIANCES:** Neff electric eye level oven and grill, Neff electric hob with Neff extractor fan over, Neff dishwasher and Hotpoint fridge/freezer.

**WHAT3WORDS:** paradise.open.lunged

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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