

# Apartment 6

Meadow Grove - Footes Lane - St Peter Port

Price £308,000



REF: 2019

TRP: 72



- A second floor 1 bedroom apartment.
- Located in the popular Meadow Grove development.
- Situated along Footes Lane in St Peter Port providing easy access to local shops etc.
- Comprises 1 double bedroom, bathroom, kitchen/lounge/diner.
- Parking for 1 car (possibility of 2 small cars) plus visitor spaces.
- Perry`s Guide - Page 16 B3.





Chateaux estates are pleased to offer to the market "Apartment 6, Meadow Grove". A good size 1 bedroom second floor apartment situated in this popular development. Located along Footes Lane in St Peter Port gives this property a very central location providing easy access in all directions of travel plus the close proximity to local shops, sporting grounds, restaurants and schools. The apartment is accessed via a communal entrance staircase and once inside you will find a double bedroom, bathroom, and open plan style lounge/kitchen/diner. Outside you have well maintained gardens to enjoy plus a generous allocated parking area, there are also 5 visitor parking spaces on site for the development which is a nice bonus. The property would suit either owner occupier or for investment purposes and we recommend early viewing, so please call Chateaux Estates on 244544 today.

#### GROUND FLOOR ENTRANCE HALL & STAIRS

Communal front entrance door providing access to apartments 1-6 located in this block. Stairs to first and second floors.

#### SECOND FLOOR LANDING

Access to apartments 5 & 6.

#### APARTMENT 6

##### HALL

Doors to all rooms & communal landing. Door entry system. Radiator.

##### LOUNGE/KITCHEN/DINER 6.19m (20'4") x 4.29m (14'1")

Open plan style room with two Velux roof windows to front. Range of floor and wall kitchen units together with AEG oven, Hotpoint hob with extractor hood over, AEG dishwasher, Indesit washer dryer. Camray compact oil fired boiler. Large eaves storage cupboard with two door access.

##### BEDROOM 5.29m (17'4") x 2.77m (9'1")

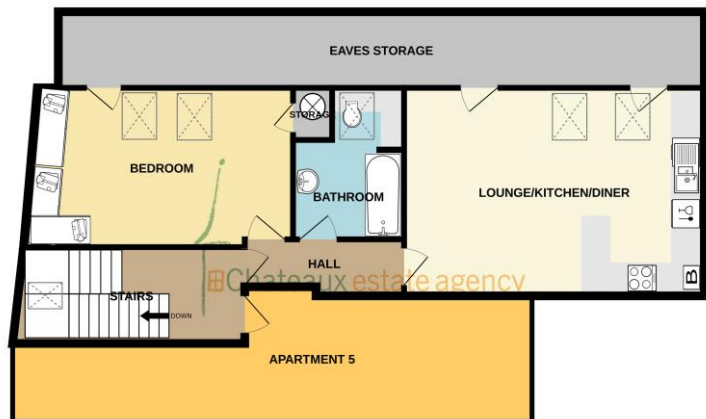
Double bedroom with 2 Velux roof windows to front together with range of fully fitted bedroom furniture. In addition there is a large eaves storage cupboard. Cupboard housing hot water cylinder. Radiator.

##### BATHROOM 2.9m (9'6") Max x 1.81m (5'11")

Shower over bath with side screen, WC and wash hand basin with mirrored cabinet over together with shelving which is ideal for storage towels etc. Heated towel rail and Velux roof window to front. Tiled walls around bath and shower.

##### EXTERNAL

Outside you have an allocated parking space which is very generous in size. You also have access to the nicely kept communal gardens, bike and bin areas.



SECOND FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Home-View Images 12/2022

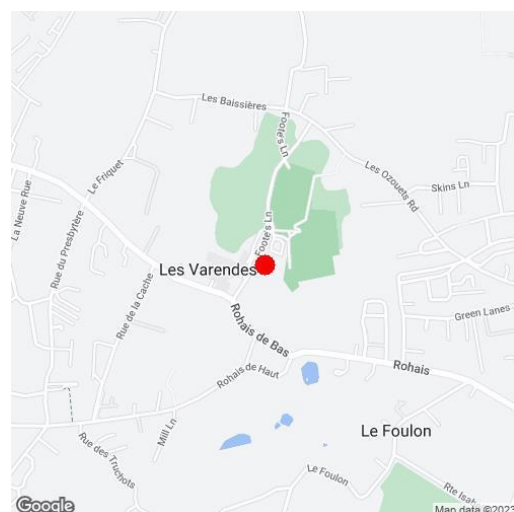
**SERVICES:** Electricity, Water, Mains Drainage, Oil Fired Boiler.

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

**SERVICE CHARGE:** £209.59pcm.

**LISTED APPLIANCES:** AEG oven, Hotpoint hob with extractor hood over, AEG dishwasher, Indesit 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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