

# Flat 7, Queens Court Mews

Queens Court - Belmont Road

Price £415,000



REF: **2249**

TRP: **54**



- One bedroom, ground floor flat.
- Situated on the outskirts of St Peter Port.
- Kitchen/lounge/diner & shower room.

- Double bedroom with fitted robes.
- Communal gardens & allocated parking.
- Perry's Guide - Page 4 D9.



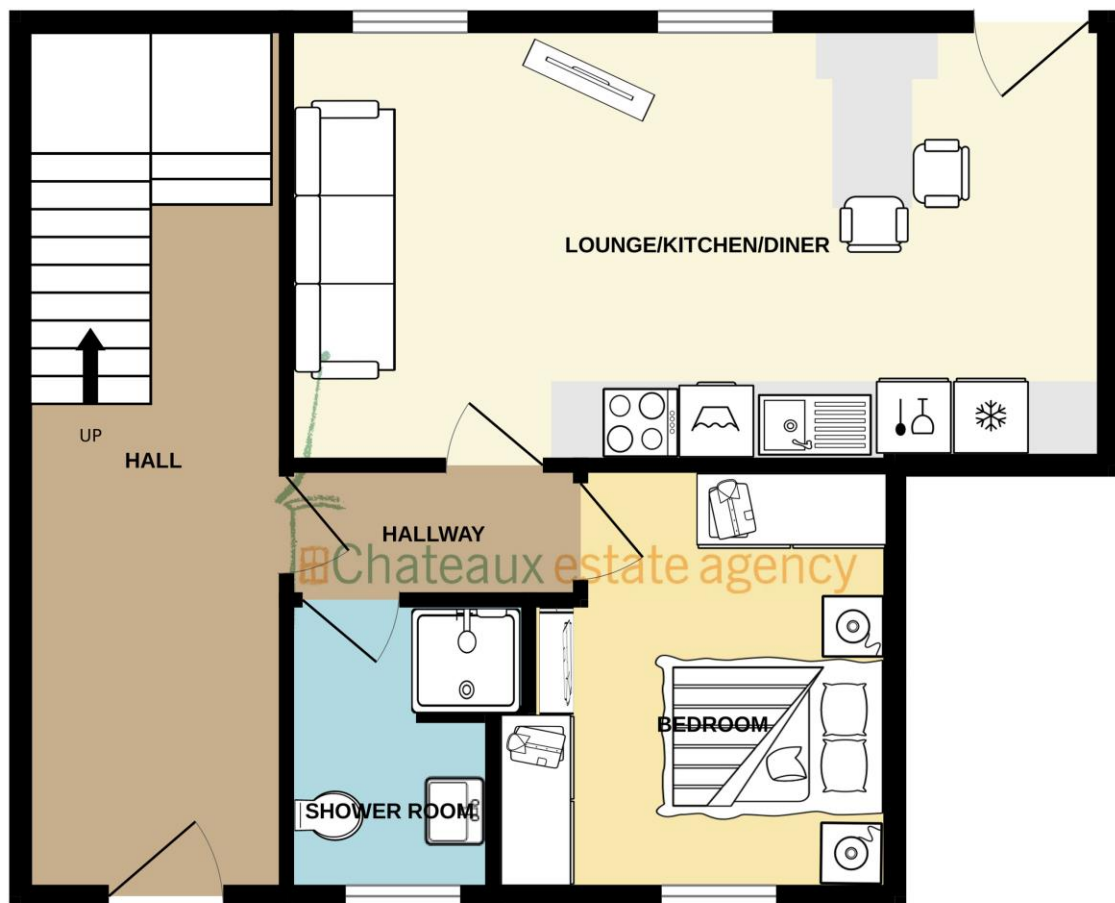












## GROUND FLOOR

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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Flat 7 Queens Court Mews is a well presented ground floor, one bedroom flat set in beautiful private grounds. Ideally situated on the outskirts of St Peter Port and is within walking distance of The Town Centre and Beau Sejour Leisure centre. The accommodation comprises of a fully fitted kitchen/lounge/diner, double bedroom and shower room. On the second floor there is a run of storage cupboards - one for each unit and boiler room. The flat also boasts immaculately kept communal gardens and allocated parking for one car. With a modern feel throughout this flat would make the idea first time buy or investment property situated in a convenient location. Call Chateaux today on 244544 to book a viewing.

#### COMMUNAL ENTRANCE HALL

Communal entrance with secure access, letter boxes and stairs to flats 8, 9 & 10. On the second floor there is a run of storage cupboards - one for each flat and boiler room housing boilers for each unit.

#### HALL 2.31m (7'7") x 1.05m (3'5")

Doors to shower room, bedroom & kitchen/lounge/diner. Electrics board and door entry system.

#### SHOWER ROOM 2.26m (7'5") x 2m (6'7") Max

Fitted with a 3 piece suite comprising of separate shower cubicle, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and w.c. Sash window to front fitted with half shutters. Heated towel rail and Vent Axia extractor fan. Tiled floors and part tiled walls.

#### BEDROOM 3.65m (12'0") Max x 3.47m (11'5")

Double bedroom with Sash window to front fitted with half shutters.

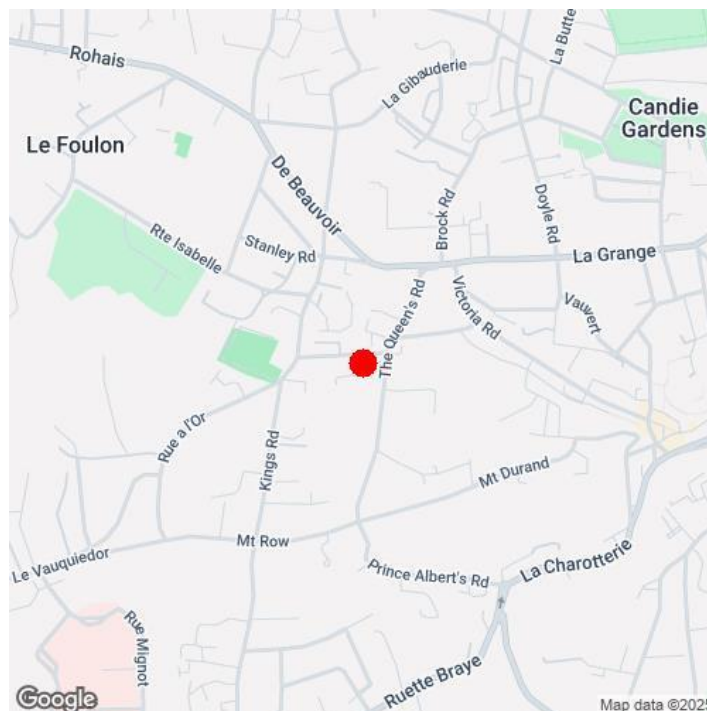
#### KITCHEN/LOUNGE/DINER 6.45m (21'2") x 3.5m (11'6")

Ample space to relax, cook and dine in with 2 sash windows fitted with half shutters and wooden half glazed door to rear. The kitchen area has fitted wall and base units with worktops over and matching splashbacks incorporating a stainless steel single bowl sink and drainer unit. Appliances are all integrated and include Siemens fridge/freezer, Siemens dishwasher, Hotpoint washer/dryer, Siemens oven with 4 ring hob and extractor fan over.

#### EXTERNAL

With access to communal garden comprising of a large lawn, paved path and a pergola with seating under which is south facing providing a communal area to entertain. Path through to parking area.

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.



**SERVICES:** Electric: Mains, Water: Mains, Sewerage: Mains,

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

**LISTED APPLIANCES:** Siemens fridge/freezer, Siemens dishwasher, Hotpoint washer/dryer, Siemens oven, Siemens 4 ring hob and extractor fan.

**MONTHLY SERVICE CHARGE:** £206.58

**WHAT3WORDS:** heeding.stiffly.perceive