

# Flat 5, Ringwood

Ringwood - St John's Road - St Peter Port

Price £409,000



2



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REF: 2283

TRP: 86



- Well presented 2 double bedroom flat.
- A short walk from Beau Sejour, Cambridge Park & Town Centre.
- Lounge/diner, kitchen, 2 bedrooms and family bathroom.
- Allocated parking for one car.
- Good on street parking in and around the area.
- Perry's Guide - Page 17 G3.









Chateaux Estate Agency is proud to offer this well presented first floor, two bedroom flat conveniently located in a quiet one way road on the outskirts of St Peter Port, yet within walking distance of the Town Centre, Cambridge Park and Beau Sejour leisure centre and presents a wonderful opportunity for those working in and around the area. The accommodation comprises lounge/diner with Juliet balcony featuring sea views, fully fitted kitchen, 2 bedrooms and bathroom. The property also has a dedicated parking space for one together with good on street parking in and around the area. This well maintained flat would make the ideal first time buy or investment property situated in a convenient location. To book a viewing call Chateaux today on 244544.

FIRST 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 Metropac v2005.

**ENTRANCE HALL** 3.8m (12'6") x 1.15m (3'9")

Doors off to bathroom, bedrooms and lounge/diner. Electric boards to one side. Radiator.

**BATHROOM** 2.65m (8'8") x 1.75m (5'9")

Fitted with a three piece suite in white comprising bath with shower over, wash hand basin set on vanity unit and w.c. Heated towel rail and Domus extractor fan.

**BEDROOM 2** 4.13m (13'7") x 3.5m (11'6") max  
'L' shaped room with window to rear. Radiator.

**BEDROOM 1** 4.63m (15'2") x 3.6m (11'10")

Generous double bedroom with window to side. Radiator.

**LOUNGE/DINER** 5.04m (16'6") max x 4.5m (14'9") approx.

Nicely proportioned room with double patio doors to Juliet balcony with pleasant sea views. 2 radiators.

**KITCHEN** 2.71m (8'11") x 2.5m (8'2")

Fitted with a range of wall and base units in Beech effect with contrasting worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled splashbacks. Appliances include Montpellier oven, ceramic hob, Indesit extractor hood, Montpellier fridge/freezer and Bosch washing machine. Window to front with sea views.

**EXTERIOR**

Allocated parking for one car. Bin store.

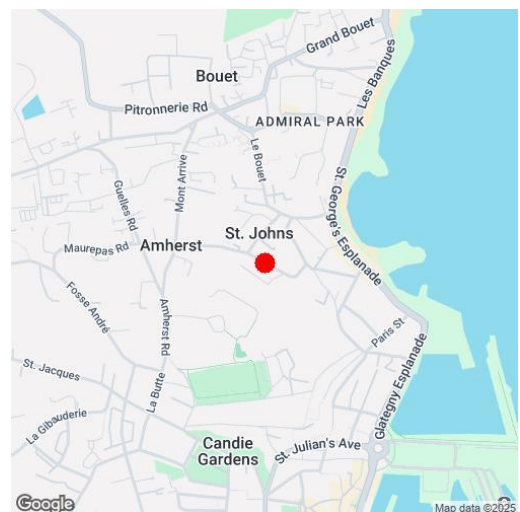
**SERVICE CHARGE:** £197pcm

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

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

**LISTED APPLIANCES:** Montpellier oven, ceramic hob, Indesit extractor hood, Montpellier fridge/freezer and Bosch 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.



Brenton House - Les Petites Capelles - St Sampson - GY2 4GX  
T: 01481 244544 - E: [info@chateaux.gg](mailto:info@chateaux.gg)  
W: <https://www.chateaux.gg>

