

Flat 1 & 2

5 George Street - St Peter Port - GY1 1NF

Price £335,000



REF: 2380

TRP: 137

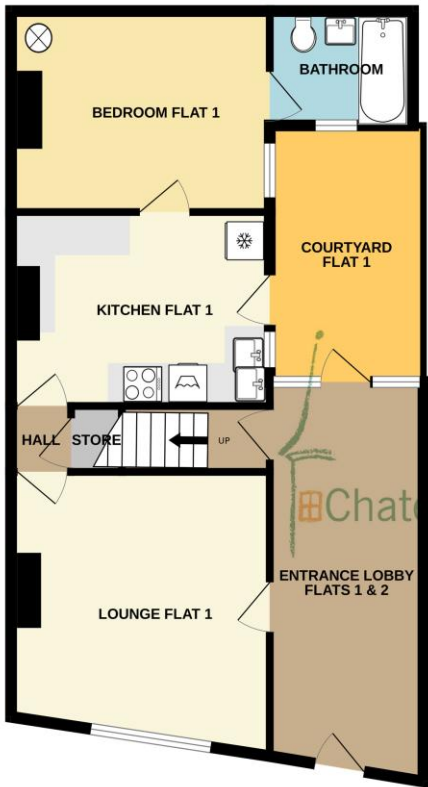


- A pair of 1 bedroom flats.
- Convenient location for anyone wanting to be in/near Town.
- Both flats comprise, lounge, kitchen, bedroom & bathroom.
- Ground floor flat has the added benefit of a courtyard patio.
- Cash purchase only.
- Perry's Guide - Page 25 F1









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.
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Chateaux Estates are pleased to offer to the market '5 George Street', a property that is split into 2, one bedroom flats. A really convenient location for anyone wanting to be near Town. Both comprise of, a lounge, kitchen, bedroom and bathroom. The ground floor flat also has the addition of a courtyard. There is a large communal entrance lobby which serves both flats. The ground floor flat has a long standing tenant which is subject to a yearly lease at a rented £995 p.c.m. The first floor flat is currently vacant, however is subject to an ongoing insurance claim for some minor settlement, liability has been accepted from the insurer and the loss adjuster is waiting to appoint a contractor to carry out the repairs. This insurance claim is transferable to a new purchaser. As such this would be a cash purchase only but gives a great opportunity to get a great rental return on your investment once the property is repaired and both units are let. To view please call Chateaux on 244544.

COMMUNAL ENTRANCE LOBBY 5.5m (18'1") x 2.3m (7'7")

uPVC entrance door directly from footpath to front into large entrance lobby serving both flats. Doors to courtyard and flat 1 & 2. Ideal area for storing bicycles and recycling bags etc.

FLAT 1

LOUNGE 4.25m (13'11") Max x 3.65m (12'0")

Large window to front and door to inner hall.

INNER HALL

With understairs storage cupboard and doors to lounge and kitchen.

KITCHEN 3.65m (12'0") x 3m (9'10")

Range of kitchen wall & base units with appliances. Window and door to courtyard. Door to bedroom.

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

Double bedroom with window to side. Door to bathroom.

BATHROOM 2.2m (7'3") x 1.7m (5'7")

3 piece suite comprising bath with shower over, wash hand basin & WC. Window to front.

COURTYARD

Doors to Communal lobby & kitchen.

FLAT 2

STAIRS TO FIRST FLOOR LANDING

With staircase from ground floor entrance lobby. Doors to lounge & kitchen. Hatch to loft.

LOUNGE 4.25m (13'11") Max x 3.65m (12'0")

Windows to front and side. Cupboard housing hot water cylinder.

KITCHEN 3.65m (12'0") x 3m (9'10")

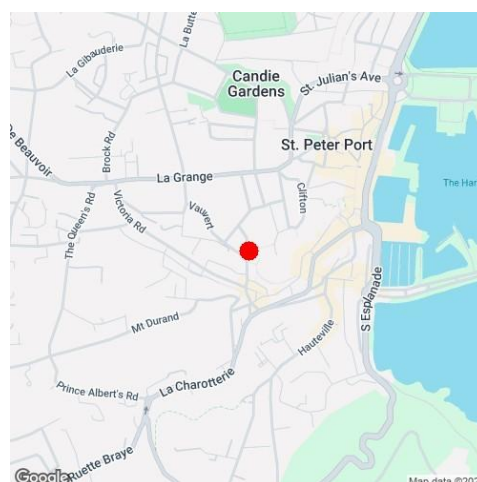
Wall & base units with oak doors and contrasting worktops over, stainless steel sink with drainer unit. Tiled splashbacks. Appliances include Belling oven, electric hob, Hotpoint under counter fridge and Electrolux freezer. Window to side. Door to bedroom.

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

Double bedroom with window to side. Fitted wardrobes. Door to bathroom.

BATHROOM 2.2m (7'3") x 1.7m (5'7")

Three piece suite comprising bath with shower over, wash hand basin & WC. Window to front.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES:

WHAT3WORDS: shelter.reason.protest

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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