

3 Les Meuniers

Fosse Andre - St Peter Port - GY1 2DX

Price £315,000



REF: **2385**

TRP: **70**



- Great purpose built 1 bedroom flat in convenient location.
- Situated within easy walking distance of Town and it's amenities.
- Ideal lock up and leave for single professional.
- An excellent opportunity for first-time buyers or investors alike.
- Accommodation includes: double bedroom, lounge, kitchen/diner, bathroom.
- Includes one allocated parking space.

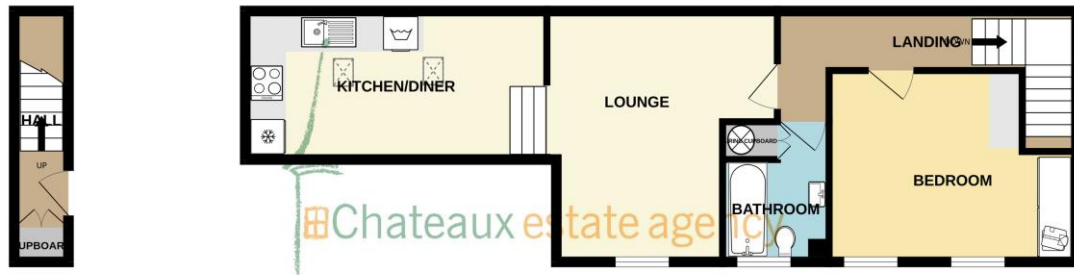




3 Les Meuniers is a great purpose built 1 bedroom flat in a convenient location within easy walking distance of Town and all it's amenities. This would be an ideal lock up and leave for a single professional working in town, a step on to the property ladder for a first time buyer or an ideal investment property. The accommodation comprises entrance lobby to the ground floor, hallway, double bedroom with fitted furniture, bathroom, lounge and fully fitted kitchen/diner along with allocated parking for one car. In move-in condition and must be seen to fully appreciate what's on offer. Call Chateaux today on 244544.

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

PRICE INCLUDES: Carpets, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Hotpoint oven, hob with extractor over, Zeus fridge/freezer and Hotpoint 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.

ENTRANCE LOBBY

UPVC door to front with staircase to 1st floor. Cupboard housing incoming services.

LANDING

Doors to bedroom, bathroom and lounge.

BEDROOM 4.19m (13'9") Max x 3.15m (10'4")

Double bedroom with two window windows to front, fitted bedroom furniture, including wardrobes and drawer unit.

BATHROOM 2.5m (8'2") Max x 1.75m (5'9")

3 piece suite in white comprising bath with shower over, wash hand basin set on pedestal and wc. Heated towel rail and window to front. Cupboard housing hot water cylinder.

LOUNGE 4.22m (13'10") x 3.9m (12'10") Max

Well proportioned living room with window to front and steps down to kitchen.

KITCHEN/DINER 5.1m (16'9") x 2.5m (8'2")

Fitted wall and base units in beech effect with laminate worktops over. Appliances include Hotpoint oven, hob with extractor over, Zeus fridge/freezer and Hotpoint washer/dryer. Single bowl sink and drainer. Two roof lights and space for a dining table.

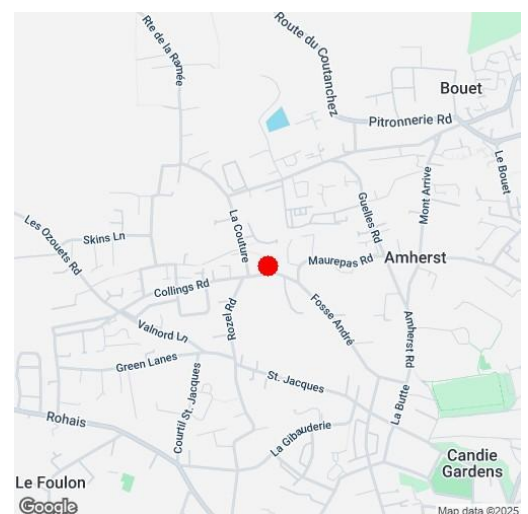
EXTERNAL

Allocated parking for one car and area for bins.

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Chateaux estate agency