Chateaux estate agency

CELEBRATING OVER 45 YEARS in business

12 St Cecilia Court

St Peter Port - GY1 1GB -

Price £395,000

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REF: **938** TRP: **53 (67)**



- One bedroom, first floor apartment.
- Situated on the outskirts of St Peter Port.
- Open plan kitchen/lounge/diner.
- Double bedroom & shower room.
- Single garage, garden and parking for 1 car + visitor parking.
- Perry`s Guide - Page 2 C2















Chateaux Estates are pleased to offer to the market 12 St Cecilia Court, an immaculately presented first floor one bedroom apartment on the outskirts of St Peter Port. This purpose built apartment offers a double bedroom with fitted double wardrobes, open plan kitchen/lounge/diner with fully fitted kitchen area and 3 piece shower room. A real benefit to the property is your own garden with an allocated parking space and single garage. Ideal for first time buyers or investment alike this property must be seen quickly so call one of our friendly team without delay on 244544.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENTRANCE STAIRCASE TO FIRST FLOOR
Wooden entrance door to front with cupboard housing incoming electrics. Staircase to landing and doors to all rooms. Cupboard housing hot water cylinder and shelving. Hatch to loft with pull down ladder.

KITCHEN/LIVING ROOM 6.65m (21'10") x 4.05m (13'3")
Fully fitted kitchen finished in gloss white with contrasting worktops. Appliances include stainless steel extractor hood, Zanussi single oven & washer/dryer, Whirlpool ceramic hob, microwave, fridge/freezer & slimline dishwasher. Space for living. Windows to front, rear and side. Electric radiator.

BATHROOM 3.25m (10'8") Max x 1.7m (5'7")
3 piece suite including bath with shower over, wash hand basin set on vanity unit with mirror over & WC. Part tiled walls. Window to rear. Heated towel rail.

BEDROOM 4.1m (13'5") To Wardrobe x 3.15m (10'4")
Double bedroom with built-in wardrobes. Window to front. Electric radiator.

EXTERNAL
Gravel garden to front with mature shrubs and trees, bound by a wooden fencing and granite wall to front. Allocated parking for one car together with single garage.

GARAGE
Single garage with up and over door to front.



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

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

SERVICE CHARGE: £117pcm.

LISTED APPLIANCES: Zanussi Single oven & washer/dryer, Whirlpool ceramic hob, microwave, fridge/freezer & dishwasher.

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
W: https://www.chateaux.gg

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