



# 4 Thistle Court

Collings Road, St Peter Port, GY1 1GF

# £165,000

LOCAL MARKET

SOLE AGENT

A neat Studio flat situated on the outskirts of St Peter Port.

Flat 4 Thistle Court offers an open plan living/bedroom area with kitchen and a shower room. There is access down the side of the building to the communal garden area. An ideal investment with a tenant in situ until June 2024 or low maintenance home.

## Key facts



- First floor studio apartment
- Situated on the outskirts of St Peter Port
- Communal garden area
- Ideal investment or low maintenance home
- Tenanted until June 2024

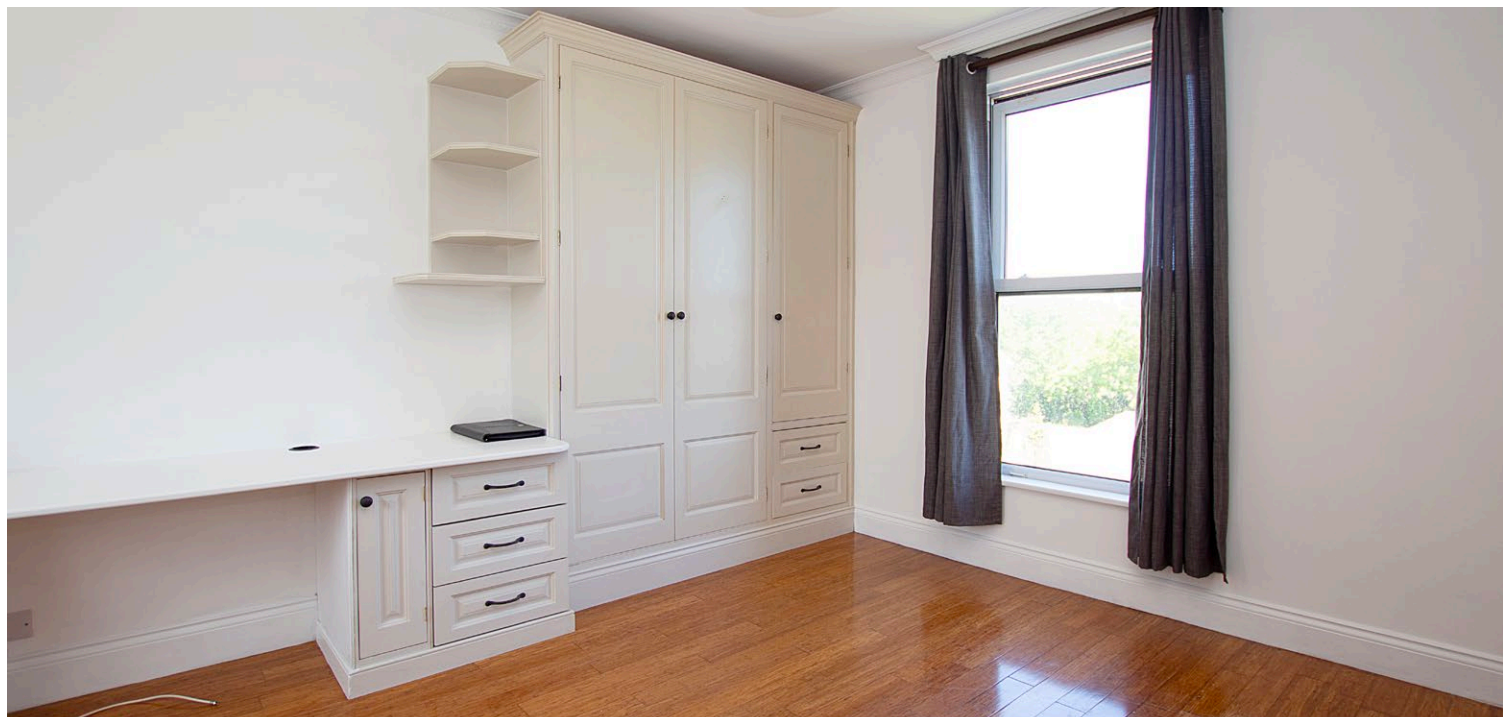
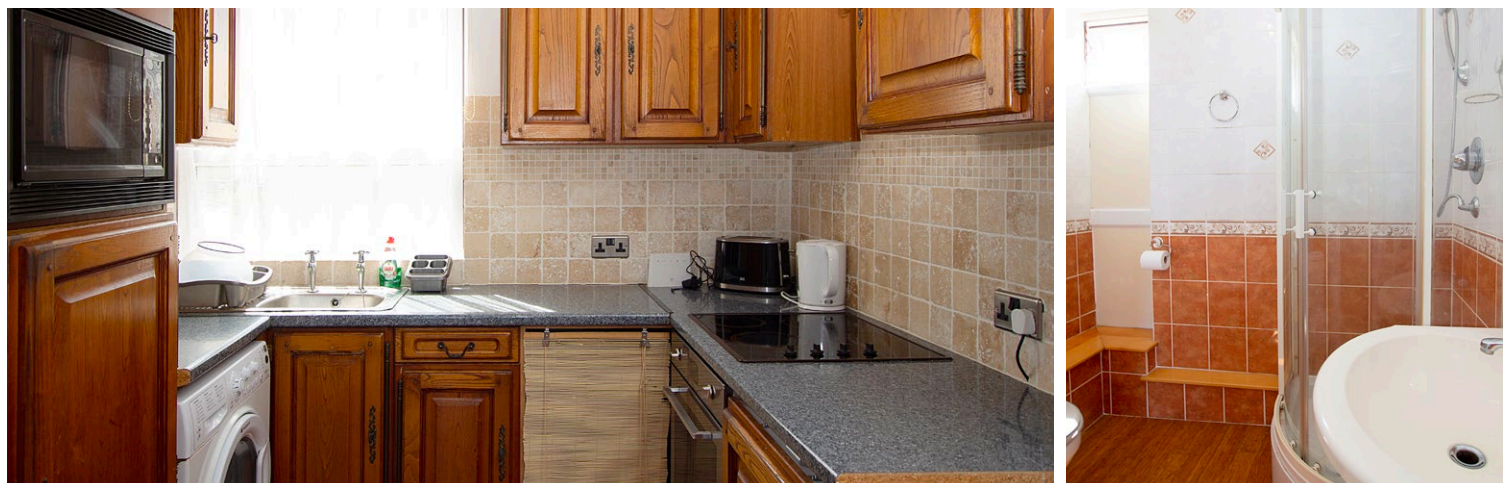
t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 cooper  
brouard

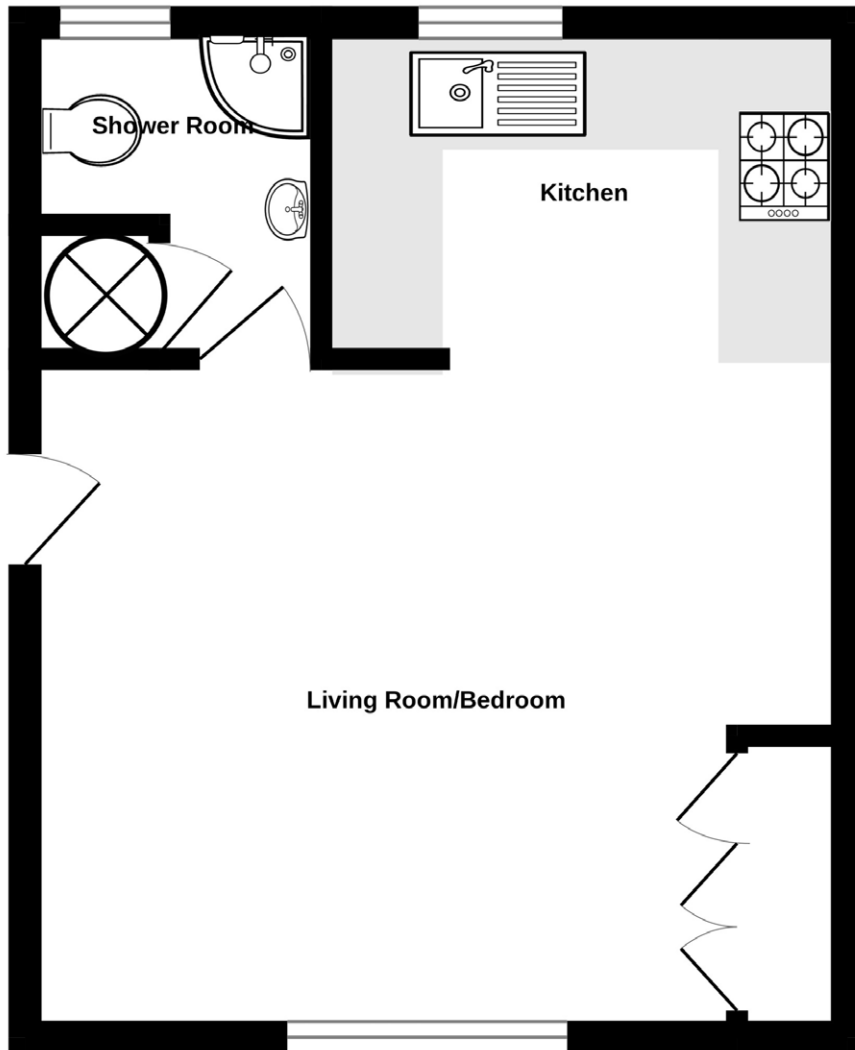
GUERNSEY'S ESTATE AGENT





# Floorplan

## FIRST FLOOR



Made with Metropix ©2023

## FIRST FLOOR

### Living room/bedroom

12'7 x 12' (3.9m x 3.7m)

### Kitchen

9'4 x 6' (2.8m x 1.8m)

#### APPLIANCES

- Hotpoint oven and grill
- Neff 4-ring hob
- Neff integral microwave
- Integrated fridge
- Small freestanding freezer
- Hotpoint washer machine

### Shower room

5'5 x 5' (1.7m x 1.5m)

## EXTERIOR

The to the rear there is a communal garden part gravel and part laid to lawn.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity, water and drainage, electric night storage heating, uPVC double glazing.

**Finding the property:** Travelling from the Fosse Andre continue through the traffic lights on to Collings Road and the property is a little way along on the right hand side.

**Perry's ref:** 16 D3

**what3words:** against.transparent.sunblock

**TRP:** 27

Tenanted until June 2024, achieving £650 per month



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

## CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



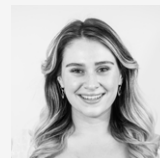
Ben



Liz



Kate



Megan



Charlie