



# 4 Mansell Court

Mansell Street, St Peter Port, GY1 1HR

## £225,000

CASH BUYERS ONLY

LOCAL MARKET

SOLE AGENT

Situated in the traditional cobbled streets of the Old Quarter in St Peter Port and a short stroll to the commercial and retail centre.

4 Mansell Court has plans approved to convert the existing building into a residential property creating five bedrooms, 2 bathrooms, a kitchen/dining room and lounge. An integral garage has already been created, creating a useful parking space.

### Key facts

- Approved plans in place for;
- A five bedroom dwelling
- Garage has been created
- Popular town location
- Cash buyers only
- Further details on request

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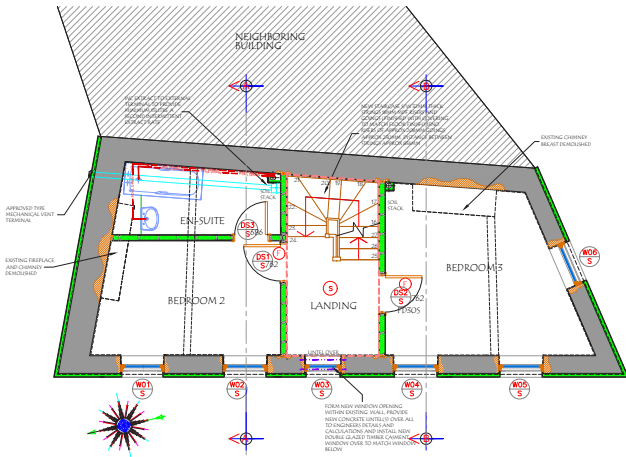


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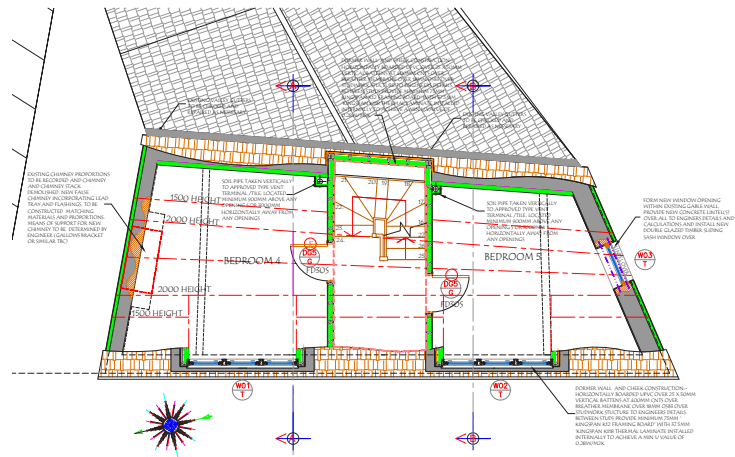
GUERNSEY'S ESTATE AGENT



# Floorplan

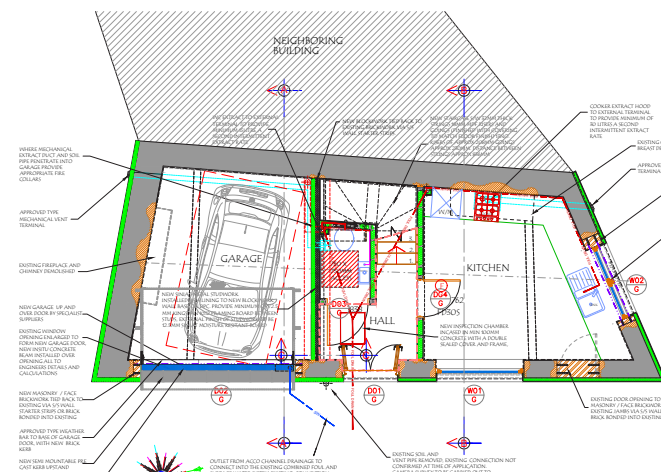


Proposed Second Floor  
Floor Plan Scale 1:50

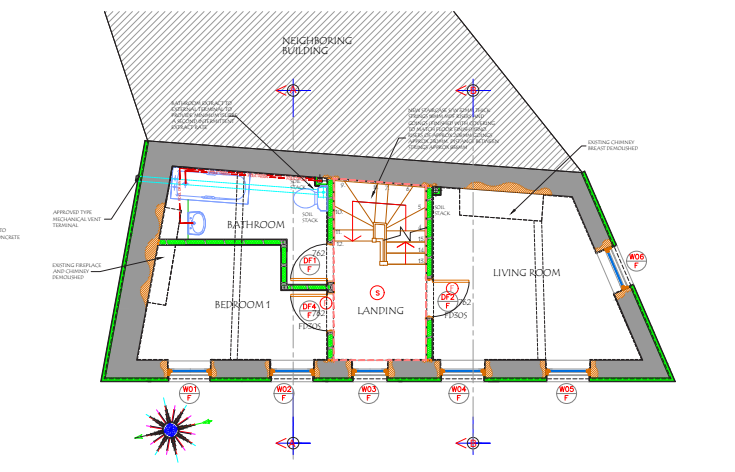


Proposed Third  
Floor Plan Scale 1:50

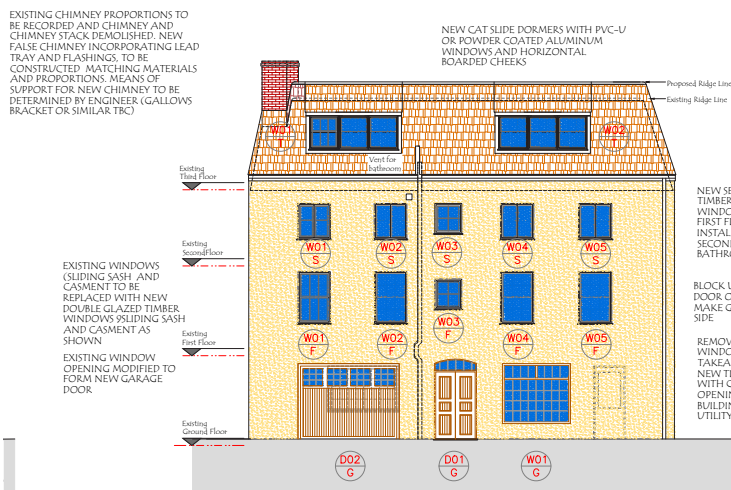
<p>THESE DRAWINGS ARE TO BE READ STRICTLY IN CONJUNCTION WITH STRUCTURAL ENGINEERS' DRAWINGS AND DETAILS. NO TRIVIAL WORKS ARE TO BE CARRIED OUT WITHOUT CONSULTATION WITH THE STRUCTURAL ENGINEER.</p> <p>EXISTING WALLS, DOORS AND WINDOWS SHOWN (DASHED) TO BE DEMOLISHED/ALLOW TO MAKE GOOD WHERE NECESSARY.</p>	<p><b>FIRE</b></p> <ul style="list-style-type: none"> <li>SD - SMOKE DETECTOR</li> <li>HD - HEAT DETECTOR</li> </ul> <p><b>VENTILATION</b></p> <ul style="list-style-type: none"> <li>MVF - MECHANICAL EXTRACT FAN</li> <li>CHU - COOKER HOB EXTRACT UNIT</li> </ul>	<p><b>LINE KEY</b></p> <ul style="list-style-type: none"> <li>FOUNDATION</li> <li>DEMOLITIONS</li> <li>STRUCTURE ABOVE WINDOW/GLAZING ABOVE</li> <li>GAS</li> <li>WATER</li> <li>PHONE</li> <li>ELECTRIC</li> <li>PROTECTED ESCAPE ROUTE</li> </ul>	<p><b>DRAINAGE KEY</b></p> <ul style="list-style-type: none"> <li>FW - FOUL WATER DRAINAGE</li> <li>SW - SURFACE WATER DRAINAGE</li> <li>RWP &amp; GULLY</li> <li>SV - SOIL AND VENT PIPE (S&amp;VP)</li> <li>FI - FOUL WATER INTERCEPTOR</li> <li>FM - FOUL WATER MANHOLE</li> <li>SM - SURFACE WATER MANHOLE</li> </ul>	<p><b>VENTILATION AND SERVICES KEYS/SYMBOLS</b></p> <p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>GM - GAS METER BOX</li> <li>EM - ELECTRIC METER BOX</li> <li>EDB - ELECTRIC DISTRIBUTION BOARD</li> <li>B - BOILER</li> </ul> <p><b>NOTES</b></p> <p>POSITION OF BOILER AND CONTROLS TO BE AGREED</p>
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Proposed Ground  
Floor Plan Scale 1:50



Proposed First  
Floor Plan Scale 1:50



Proposed West Elevation 1:100



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## GROUND FLOOR

32'8 x 11'7 (10m x 3.6m)

## FIRST FLOOR

32'8 x 11'4 (10m x 3.5m)

## SECOND FLOOR

32'8 x 11'4 (10m x 3.5m)

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

**Services:** Mains electricity and water, main drainage.

**Finding the property:** From Trinity Square heading towards Victoria Road take the first right into Mansell Street, 4 Mansell Court makes the corner on the right-hand side.

**Perry's ref:** 5 J9

**what3words:** clinked.prance.singers

**TRP:** 166

## CONTACT OUR LOCAL MARKET TEAM



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