



Apartment 2, Millmount

£385,000

La Charroterie, St Peter Port, GY1 1EL

LOCAL MARKET

SOLE AGENT

This bright and spacious apartment is conveniently positioned on the ground floor of an established development built in 1998.

Located just a short walk from the centre of St Peter Port, Apartment 2 offers well proportioned accommodation throughout comprising two bedrooms both with fitted storage, a neutral bathroom, lounge/diner and kitchen.

A true highlight is the living room opening out onto a private patio garden, along with an allocated parking space almost directly outside the front door.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



- Ground floor apartment
- 2 bedrooms
- Allocated parking space
- Enclosed patio
- Great starter home or investment
- Walking distance of St Peter Port centre

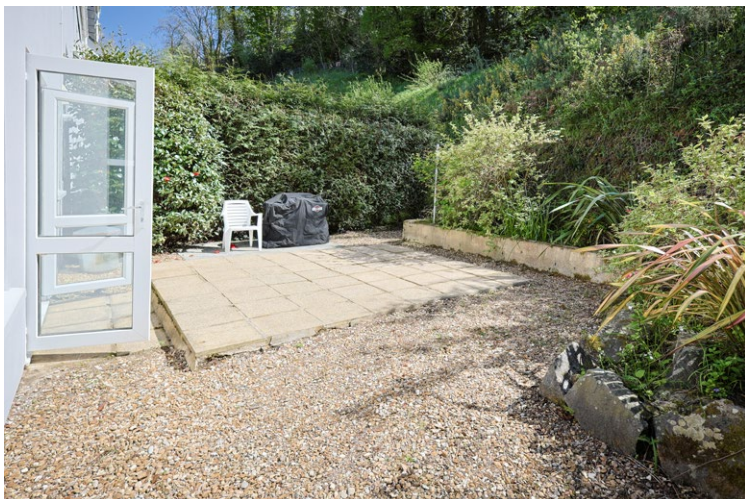
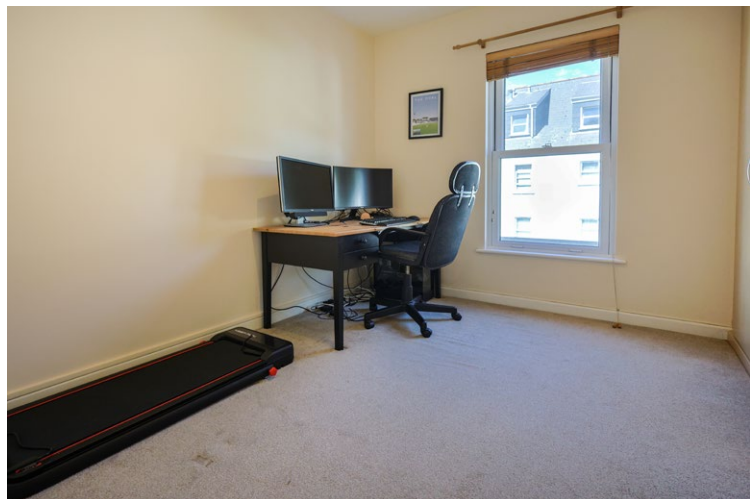
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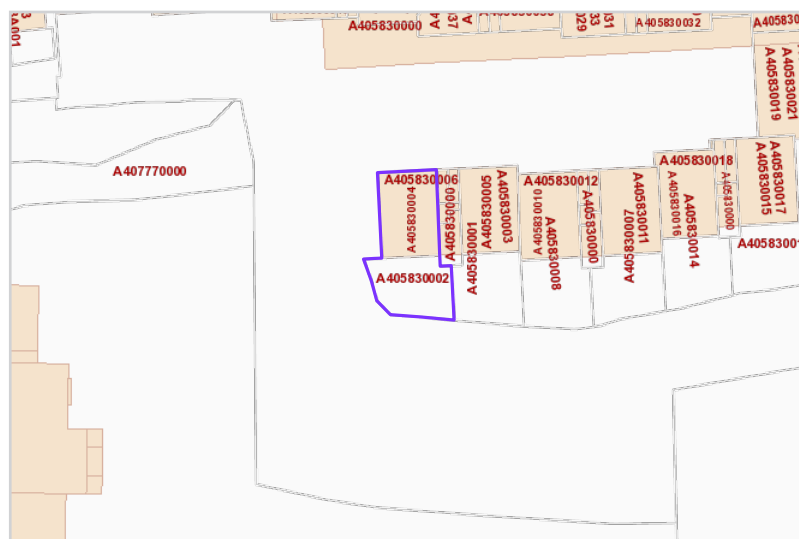
GUERNSEY'S ESTATE AGENT





Floorplan

GROUND FLOOR



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Ground Floor

Entrance hall

8'2 x 2'5 (2.5m x 0.8m)

Lounge

14'2 x 12'7 (4.3m x 3.9m)

Kitchen

7'4 x 7' (2.2m x 2.1m)

APPLIANCES

- Hotpoint fridge/freezer
- Bosch slimline dishwasher
- Zanussi electric oven with 4 ring ceramic hob & extractor over
- Hotpoint washer/dryer

Bedroom 1

14' x 12'7 (4.3m x 3.9m)

Fitted wardrobes

Bedroom 2

10'5 x 10' (3.2m x 3.1m)

Fitted wardrobes

Bathroom

7' x 6'3 (2.1m x 1.9)

EXTERIOR

The property is approached from the development road to the allocated numbered parking space directly outside the block. The paved path leads to the front of the property where there is a communal entrance lobby with post boxes and door to entrance hall. A path leads down one side of the property through a wooden private gate and to the rear where there is an enclosed patio garden with further access to the patio via the living room doors.

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

Services: Mains electricity and water, mains drainage, gas fired central heating, uPVC double glazing.

Service charge: £1,015 per quarter - the building is managed by Savills and the service charge covers buildings insurance, maintenance of communal areas and communal gardening (including annual maintenance of the bank to the rear of the patio), fire alarm testing and water. Please note, no pets are allowed within the development.

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