



# Flat 3, Mount Pleasant

# £360,000

21 Sausmarez Street, St Peter Port, GY1 2PT

LOCAL MARKET

SOLE AGENT

This first floor apartment forms part of a listed building in the heart of St Peter Port.

The well presented accommodation comprises a kitchen, separate lounge/diner and bedroom complete with dressing room and en-suite bathroom. An additional highlight is an allocated parking space to the rear of the building.

A super opportunity for first time buyers and investors alike.

## Key facts



- First floor apartment
- 1 bedroom
- 1 allocated parking space
- Great starter home or investment
- Convenient location

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GUERNSEY'S ESTATE AGENT



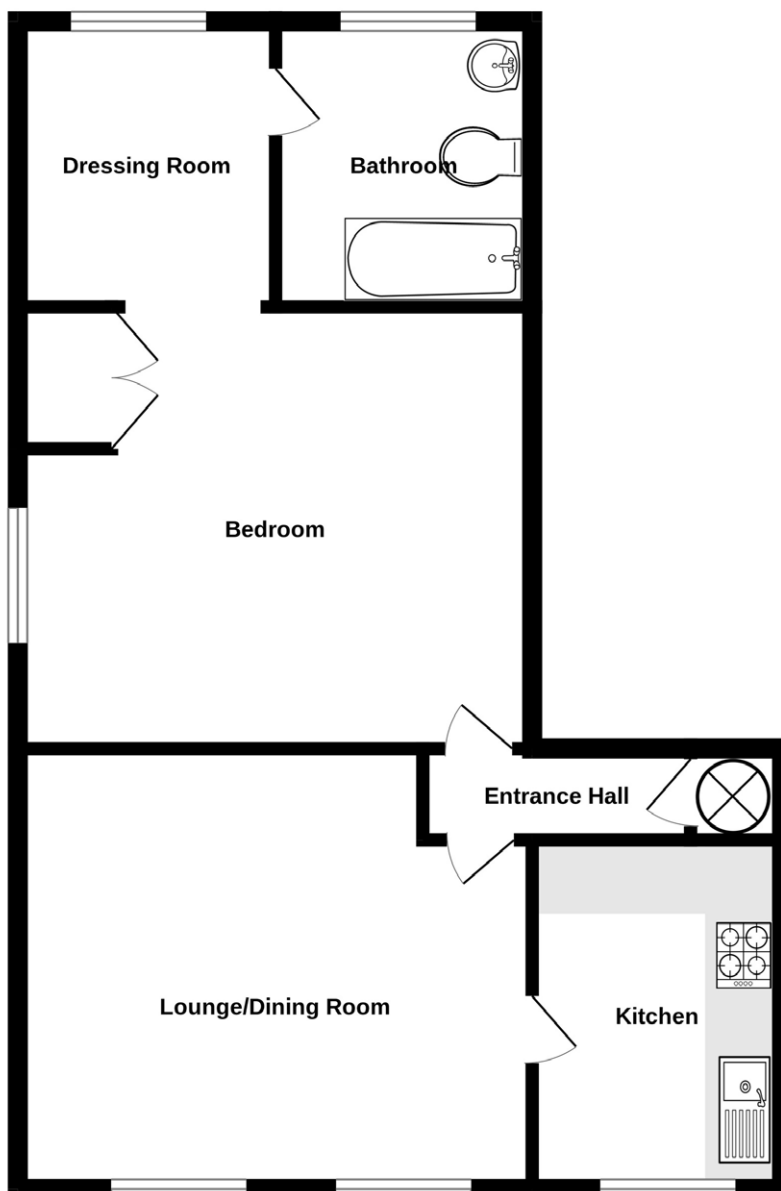






# Floorplan

## FIRST FLOOR



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### Entrance hall

7'4 x 3' (2.2m x 0.9m)

### Lounge/diner

15' x 13' (4.6m x 4m)

### Kitchen

12' x 7' (3.7m x 2.1m)

#### APPLIANCES

- Hotpoint washer dryer
- Neff microwave
- Ariston hob
- Ariston oven & extractor fan
- Ariston fridge freezer
- Bosch dishwasher

### Bedroom

13' x 13' (4m x 4m)

### Dressing room

8' x 7'4 (2.4m x 2.2m)

### Bathroom

8'4 x 7' (2.6m x 2.1m)

## EXTERIOR

The property is approached off the road with steps leading up to the front door. To the rear is a designated parking space labelled "3". There is further on street and rented parking in immediate vicinity.

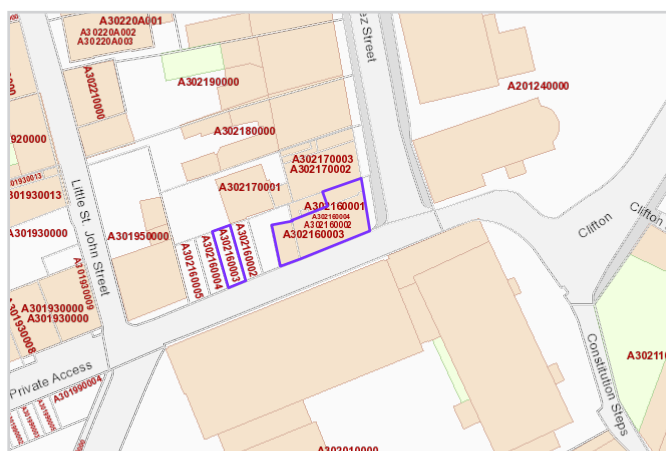
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, electric central heating, timber frame single glazing.

**Perry's ref:** 25 F1

**what3words:** clever.luckier.goad

**TRP:** 87 LISTED



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