



# 9, Queens Court Mews

£415,000

Queens Court, Belmont Road, St Peter Port, GY1 1PX

LOCAL MARKET

SOLE AGENT

A well-presented one bedroom apartment, positioned on the first floor of a purpose built development which was established in 2013.

Offering modern and low maintenance living just a short distance from the main hub of St Peter Port, the accommodation comprises a bright open plan kitchen/lounge/diner, contemporary shower room and bedroom with fitted storage.

Externally the property benefits from an allocated parking space, a store room and use of attractive communal gardens.

An ideal opportunity for first time buyers, investors or those seeking a convenient lock up and leave.

## Key facts



- First floor apartment
- Forming part of a high spec development
- Purpose built in 2013
- One bedroom
- One allocated parking space
- Great starter home, investment or lock up and leave

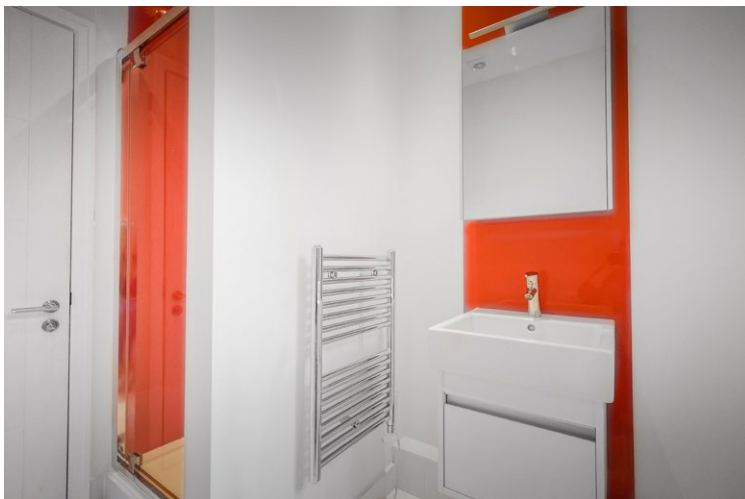
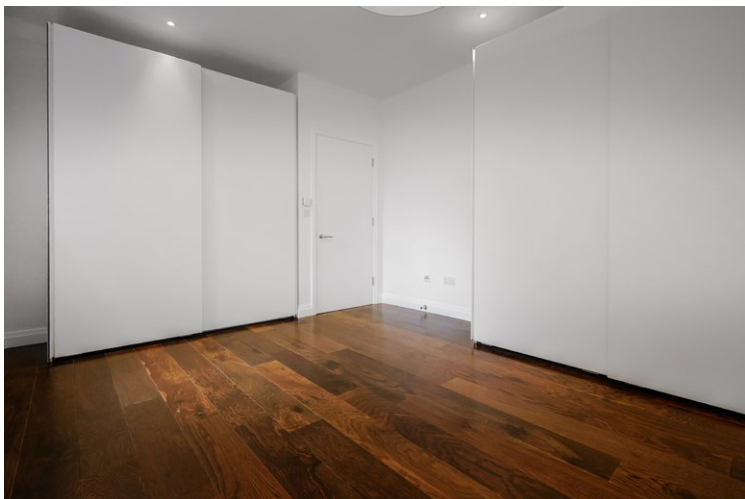
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GUERNSEY'S ESTATE AGENT

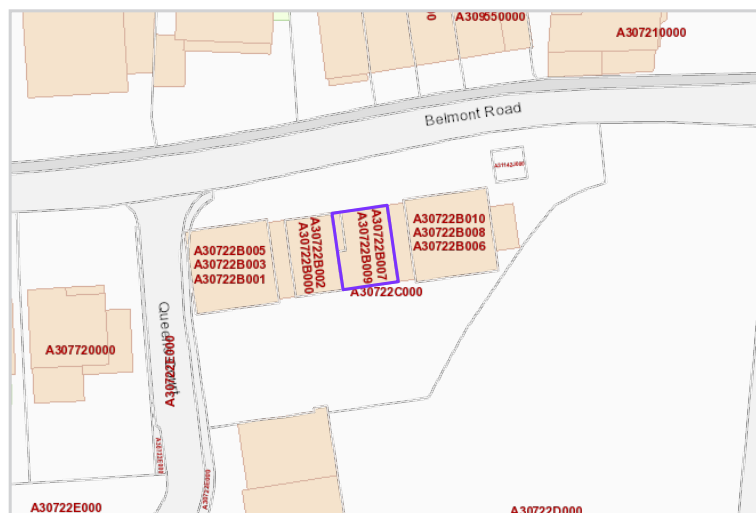
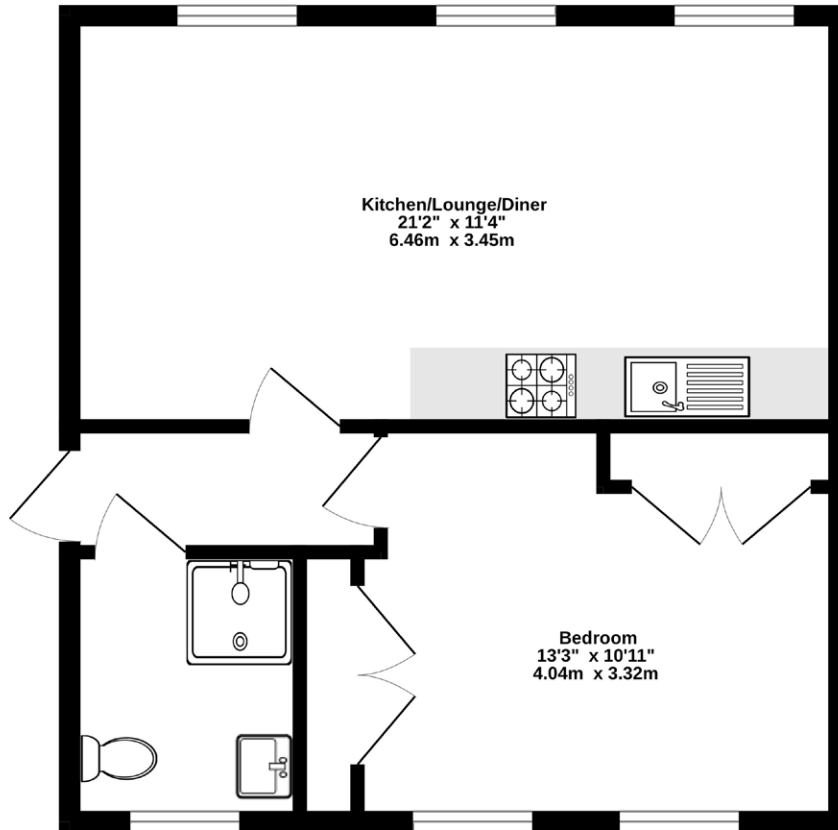






# Floorplan

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



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## FIRST FLOOR

### Entrance hall

8'6 x 3'6 (2.6m x 1m)

### Kitchen/lounge/diner

21'2 x 11'4 (6.4m x 3.5m)

#### APPLIANCES

- Siemens hob with extractor over
- Siemens oven
- Montpellier washer/dryer
- Siemens dishwasher
- Siemens fridge/freezer

### Shower room

7'5 x 6'4 (2.3m x 1.9m)

### Bedroom

14'5 x 11'5 (4.4m x 3.5m)

## EXTERIOR

There is one allocated parking associated with the property as well as use of the communal gardens. There is also store room for the use of this unit which measures 10' x 4' (3.1m x 1.2m).

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

**Services:** Mains electricity and water, mains drainage, electric underfloor heating throughout, timber double glazing.

**Service charge:** £243 per month – this covers maintenance of communal areas, window cleaning, communal area gardening and buildings insurance. The property is managed by Savills.

**Estimated rental:** £1,750 per month.

**Perry's ref:** 4 E8

**what3words:** corrects.bringing.makeup

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## CONTACT OUR LOCAL MARKET TEAM



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