



Flat 4

7 Sausmarez Street
St Peter Port

WELL PRESENTED ONE BEDROOM APARTMENT WITH SEA & ISLAND VIEWS

A bright and well proportioned second floor apartment situated in a convenient central St Peter Port location, enjoying rooftop, sea and island views and within easy walking distance of the centre of Town. The accommodation comprises: entrance hall, spacious lounge with sea views, modern fitted kitchen with new Bosch appliances, good size double bedroom with an extensive range of fitted wardrobes and storage, contemporary fully tiled bathroom and a particularly useful separate utility room. An attractive and conveniently located apartment which would make an ideal first home, investment property or Town base.

LOCAL MARKET SALE

£295,000

- 1 Bedroom
- 1 Bathroom
- Sea & island views
- Separate utility room
- Central St Peter Port location
- Modern fitted kitchen

- TRP: 64
- Perry's Ref: 17 F5

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CARRÉ
PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

St Sampson, Guernsey, GY2 4HW

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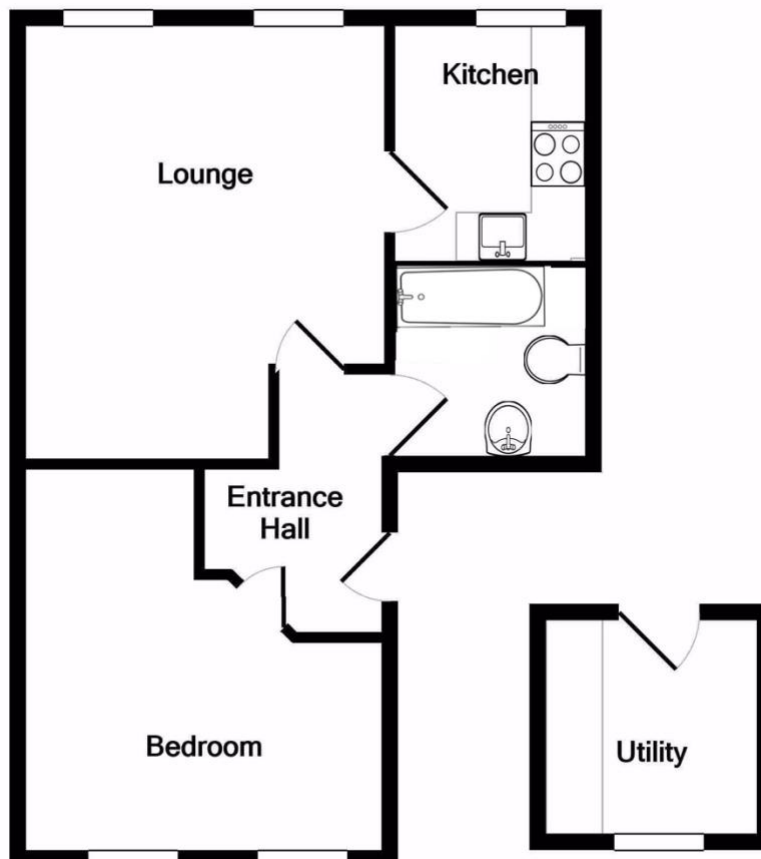


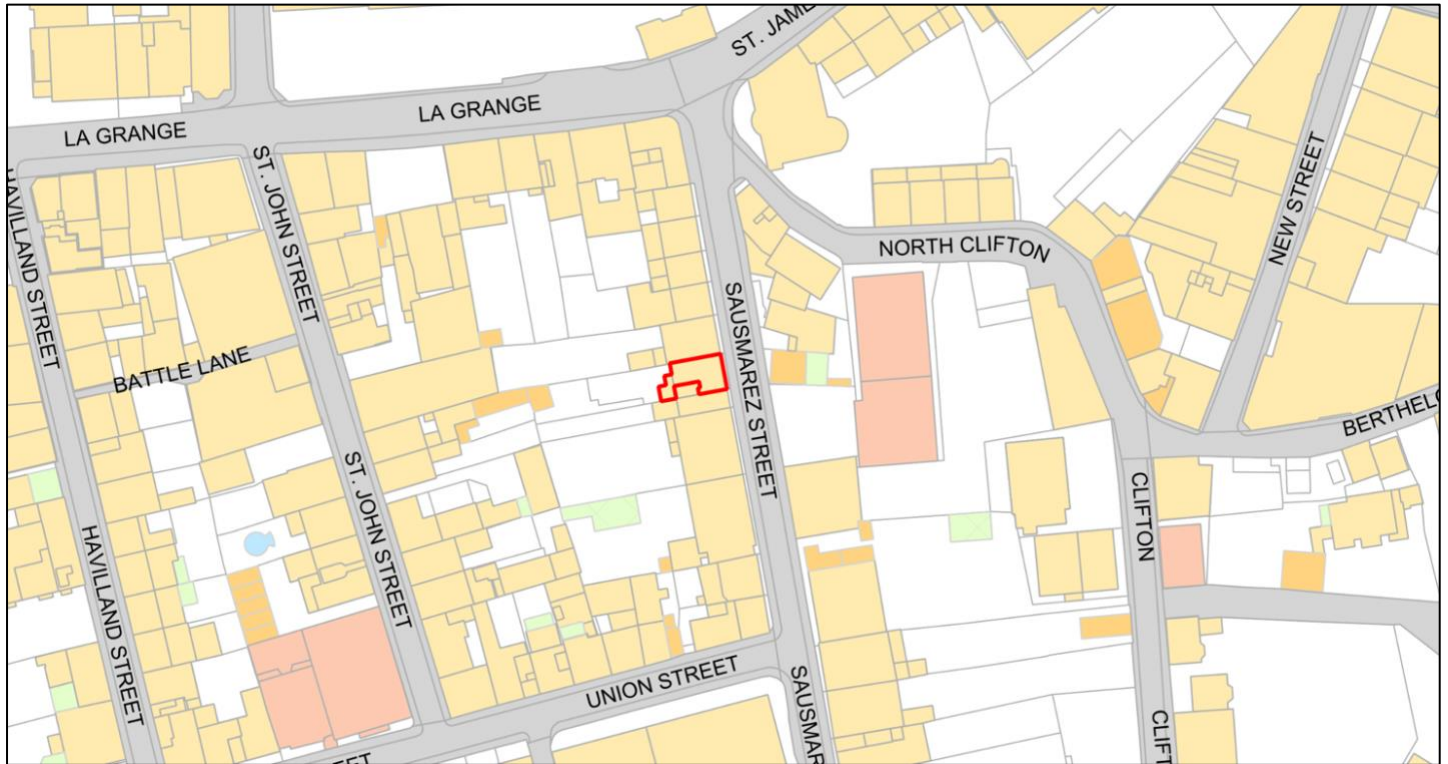


Rooms:

Second Floor

Entrance Hall:	2.10m x 1.60m (7' x 5'4")
Lounge:	4.00m x 3.40m (13' x 11'2")
Kitchen:	2.20m x 1.80m (7'4" x 6')
Bedroom:	3.60m x 3.20m (11'9" x 10'5")
Bathroom:	2.40m x 1.80m (7'8" x 6')
Utility:	2.00m x 2.00m (6'9" x 6'9")





SERVICES: Mains electricity, water and drainage. Electric central heating.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: New Bosch oven, slimline dishwasher, ceramic hob, extractor and integrated fridge/freezer. Hotpoint washing machine, Indesit tumble dryer and Albion Ultrasteel hot water cylinder.

SERVICE CHARGE: £80 pcm.

PLEASE NOTE: These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.



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