Apartment 4 Queens Court Mews

Belmont Road
St Peter Port

WELL PRESENTED FIRST FLOOR 1 BEDROOM APARTMENT WITH ALLOCATED PARKING AND COMMUNAL GARDENS.

LOCAL MARKET SALE

£385,000

This modern first floor apartment is situated within a purpose-built development constructed to a high specification and conveniently located on the outskirts of St Peter Port with the benefit of communal garden areas and an allocated parking space for one car. A communal entrance hall with stairs to first floor provides access to Apartment 4, which comprises: entrance hall, double bedroom with fitted wardrobes, a 3-piece shower room and a large living room incorporating a fully fitted kitchen with all appliances. Solid oak flooring and underfloor heating throughout. An additional feature is a useful storage room also located on the second floor

- 1 Bedroom with fitted robes
- Large living room with fitted kitchen
- Allocated parking for 1 car
- Quiet off-road location
- Lovely communal gardens

- TRP: 49
- Perry's Ref: 25E1
- What3Words: ///guitarist.pallid.woods

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CARRÉ PROPERTY

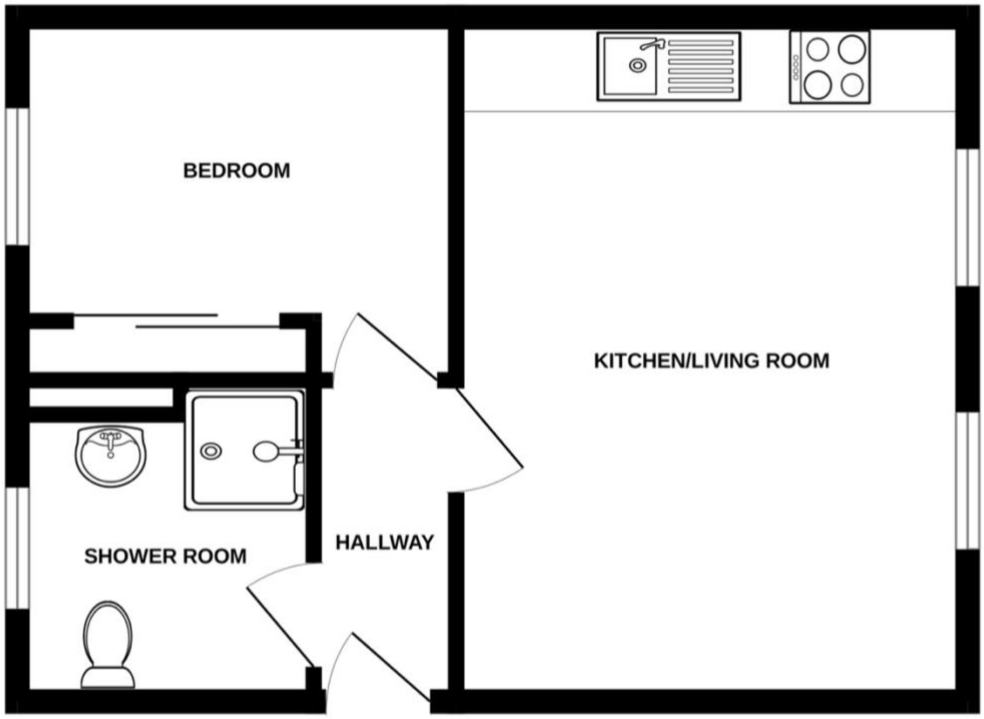
Residential lettings, property management & select sales.
Les Pointues Rocques, Rue Des Pointues Rocques,
St. Sampson, Guernsey, GY2 4HW
TEL: 07781 149168
EMAIL: info@carreproperty.co.uk

Rooms:

Entrance Hall: 2.49m x 1.04m (*8'2" x 3'5"*)
Living Room: 4.57m x 3.45m (*15' x 11'4"*)
Bedroom: 3.71m x 2.36m (*12'2" x 7'9" to robes*)
Shower Room: 2.49m x 1.57m (*8'2" x 5'2"*)

Separate Store: The apartment includes the sole use of a separate lockable storeroom located on the second floor.

Dedicated bin store: For all waste and recycling.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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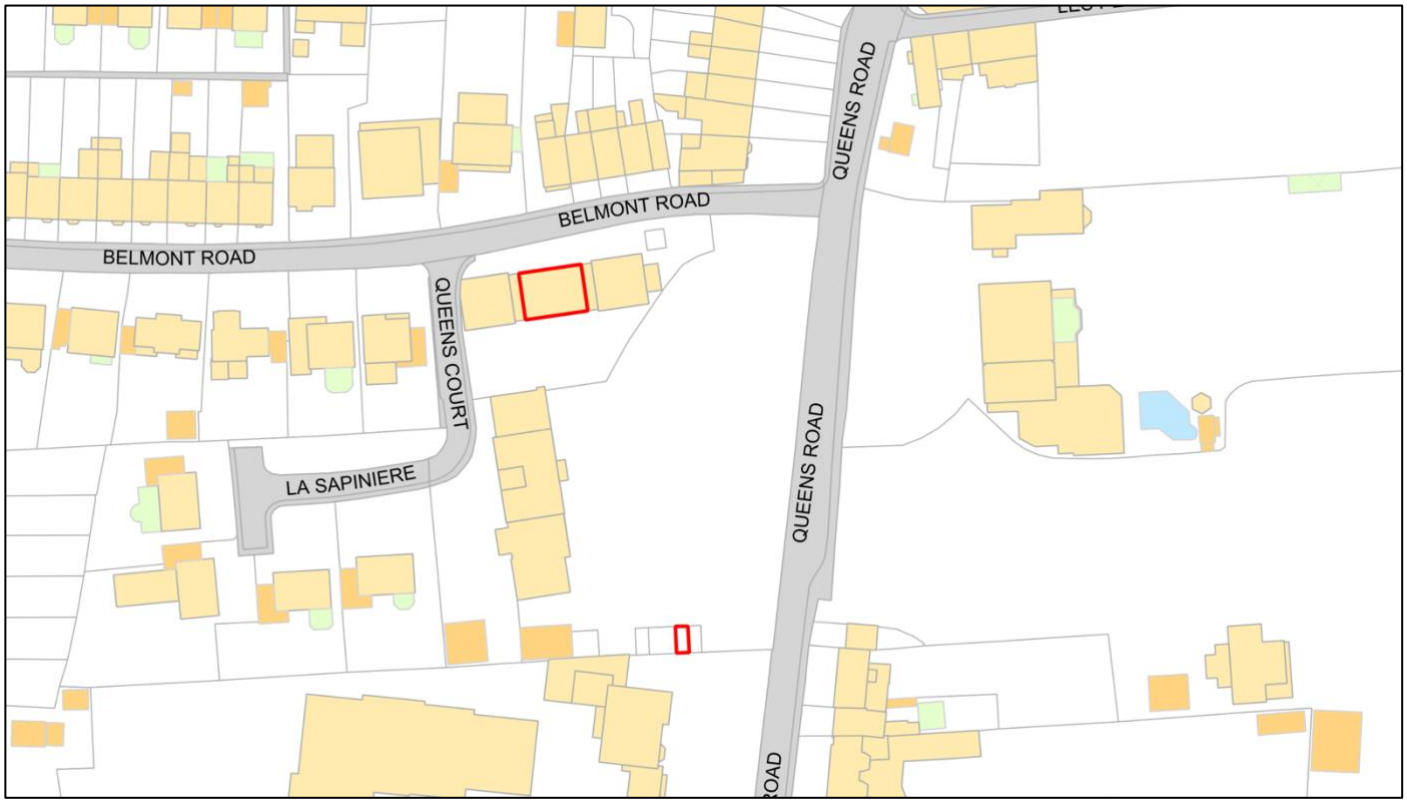

SERVICES: **Mains electricity, water, drainage. Electric underfloor heating.**

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Siemens integrated appliances – oven, four ring ceramic hob, extractor fan, fridge/freezer, dishwasher, washer/dryer.

SERVICE CHARGE: £201.68 per month.

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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