



# GROUND FLOOR FLAT IN A CONVENIENT CENTRAL LOCATION.

FLAT 1 THE MOUNT, LES CANICHERS, ST PETER PORT, GY1 2LT

### Asking Price £170,000

Low maintenance ground floor flat • Conveniently located near to St Peter Port town centre • Added benefit of a communal patio area • Good on-street parking in the immediate area • Ideal home or buyto-let investment

#### Description

This ground floor flat offers good-sized accommodation throughout, comprising living room enjoying distant sea views, opening through to a fully fitted kitchen, double bedroom and shower area with separate cloakroom.

Externally the property benefits from use of a communal patio area and good on-street parking is available in the area.

Overall a low maintenance property ideal as a buy-to-let investment or a first time home.

Flat 1 The Mount is situated in a fantastic central location near to St Peter Port town centre with local amenities including supermarkets, restaurants, cafes and shops all on it's doorstep. A main bus route is available nearby from Glategny Esplanade or St Julians Avenue.

#### Services and Notes

Mains electricity, water and drainage. Electric free standing heaters. uPVC double glazing. We understand the property is of cavity construction. TRP 68.

To include all fitted flooring, carpets, curtains, blinds and light fittings as listed. Appliances include: Free-standing Hotpoint cooker, free-standing Indesit fridge/freezer, free-standing Indesit washing machine, free-standing Logic tumble dryer.

**Tenure** Freehold

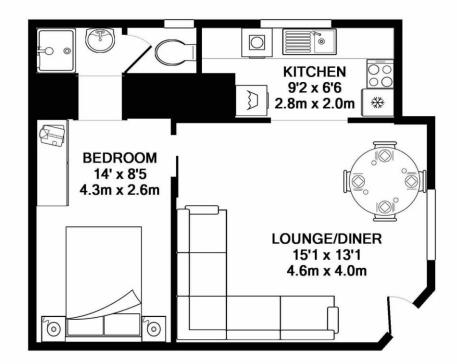
Guernsey

+44 (0) 1481 713 463

savills.gg



## FLOORPLANS Gross internal area: 732 sq ft, 68 m<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix ©2019

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190910KVAK