



## 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 buy-to-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 Gategny 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**

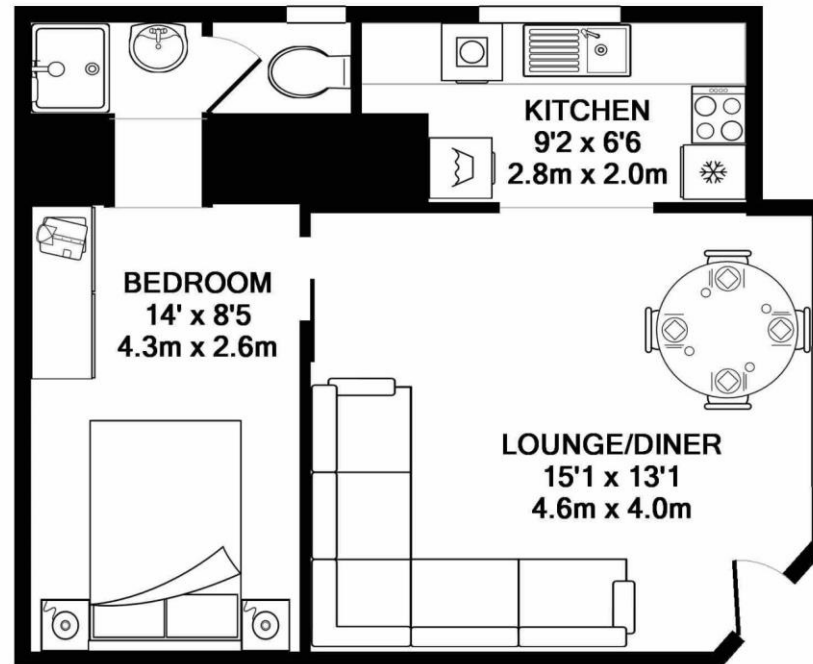
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## FLOORPLANS

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  
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