



## STYLISH ONE BEDROOM APARTMENT WITH AN ALLOCATED PARKING SPACE.

6 ARMSTRONG COURT, 65 VICTORIA ROAD, GY1 1JB

**Asking Price £240,000**





Situated on the second floor of a well-kept building • One allocated parking space with good on-street parking available nearby • Ideal first time home or buy-to-let investment • Light and bright accommodation throughout • Low maintenance property with a low monthly service charge

1 Bedrooms • 1 Bathrooms • 1 Receptions

#### Description

This stylish, one bedroom apartment is part of a well-designed and attractive development of just seven apartments.

The flat is positioned on the second floor and offers light accommodation throughout, including a modern fully fitted kitchen, living room, smart bathroom and a spacious double bedroom.

Externally, there is the benefit of an allocated parking space at the rear of the development, with additional on-street parking available in the area.

6 Armstrong Court is situated in a convenient position just a short distance from St Peter Port town centre with amenities including shops, cafes, restaurants and bars. A main bus route is available nearby from Trinity Square or The Grange.

#### Services and Notes

Mains water, gas, electricity and drainage. Gas fired central heating. UPVC double glazing. We understand the property is of cavity construction. TRP 45.

To include all fitted flooring, carpets, curtains, blinds and light fittings as seen. Appliances include; Ariston oven, Ariston four ring hob, Hotpoint washing machine, Ariston fridge, LEC freezer.

The property has a monthly service charge of £25 per month.

#### Tenure

Freehold

#### Directions

Travelling up Victoria Road, Armstrong Court is the third property on the left, after the turning into Valnord Road. There is allocated parking at the back, which is accessed via Les Petites Fontaines. Perry's Guide Map Reference: Page 25 E1.

#### Viewing

Strictly by appointment with Savills.

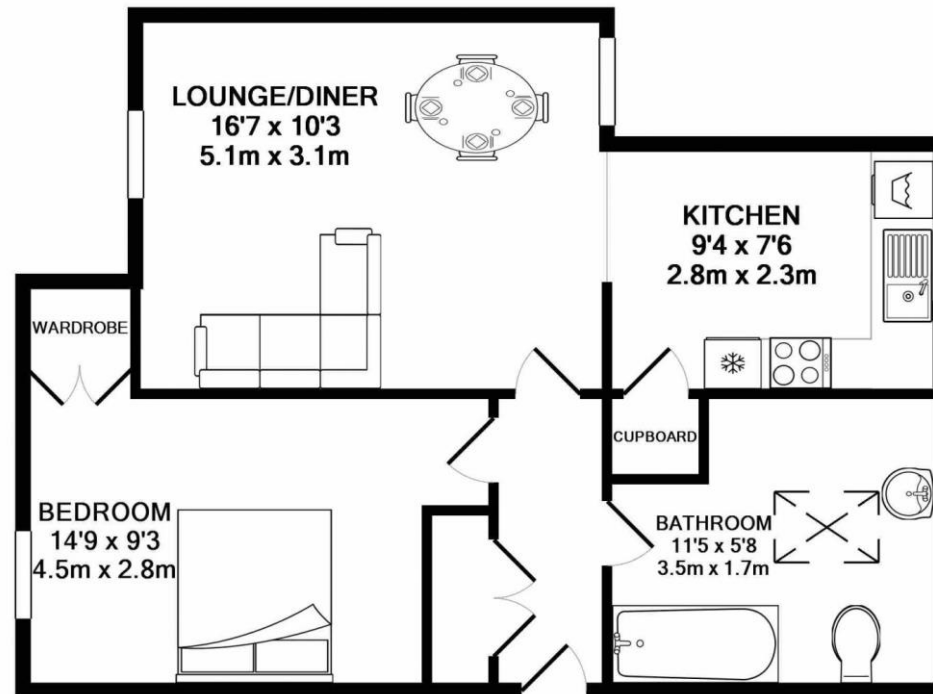






## FLOORPLANS

Gross internal area: 484 sq ft, 45 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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