



A well-presented ground floor flat in a central location.

1 Emma Place, La Vrangue Hill, St Peter Port, GY1 2SF

Asking Price £175,000



Low maintenance ground floor flat • Convenient location on the outskirts of the town centre • Thoroughly renovated in recent years • On-street and rented parking available nearby • Ideal first time home or buy-to-let investment

Local Information

1 Emma Place is situated in a convenient location near to local amenities including Waitrose, Pets at Home and B&Q, with St Peter Port town centre just a short distance away. A main bus route is available directly outside the property from Le Bouet, La Vrangue Hill or Pitronnerie Road.

About this property

A well presented, light and airy one bedroom apartment situated within easy reach of the popular amenities of St Peter Port.

Fully renovated in recent years, this ground floor property is stylishly decorated in neutral tones, accessed via its own private entrance with accommodation comprising an open plan living area with modern fully fitted kitchen, double bedroom and bathroom.

An immaculate and convenient home that would be ideal for a busy professional or alternatively a great investment buy.

Services and Notes

Mains water, electricity and drainage. UPVC double glazing. We understand the property is of granite construction, having been fully damp proofed. TRP 41.

To include the fitted flooring and carpets and the fitted light fittings. Appliances include: Servis

Fridge/Freezer, Beko Double Oven with Four Ring and Extractor Fan Over, Washing Machine, Tumble Dryer.

Directions

Travelling down La Vrangue Hill the property is located on the right hand side just before the traffic lights. Perry's Guide Map Reference: Page 17 F2.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463





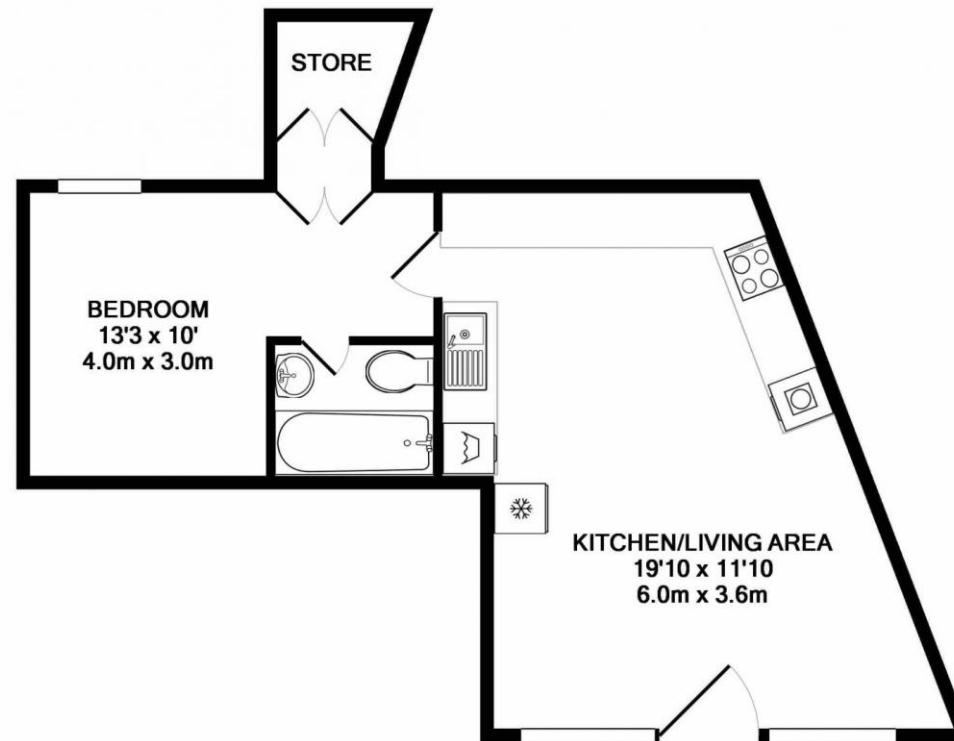
1 Emma Place, La Vrangue Hill, St Peter Port, GY1 2SF
Gross Internal Area 441 sq ft, 41 m²

Guernsey
+44 (0) 1481 713 463



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