



A lovely one bedroom apartment currently tenanted until June 2021.

Flat 2, Le Petit Menage, 11 Les Canichers, St Peter Port, GY1 2LR

Asking Price £210,000





An ideal investment opportunity currently tenanted until June 2021 • Good size accommodation split over two floors • Forming part of a building shared with only one other flat • Surrounded by on-street parking in the immediate area • Conveniently located in the heart of St Peter Port

#### Local Information

Le Petit Menage is situated in a convenient central location, in the heart of St Peter Port town with local amenities including restaurants, cafes, bars and shops all on its doorstep.

A regular bus route is available nearby from St Julians Avenue.

The school catchment area for the property is Amherst Primary and St Sampsons High School.

#### About this property

This lovely one bedroom flat spans the top two floors of a building shared with only one other flat, that was completely renovated throughout in 2006.

The property currently comprises flexible accommodation including an entrance hallway, smart kitchen/diner, utility area, shower room, double bedroom with built in wardrobes and an ensuite bathroom on the first floor. While occupying the second floor is a good size sitting room with a captains window letting in an abundance of light.

Good on-street parking is available in the surrounding area, making this apartment a great investment opportunity, as it is currently tenanted until June 2021, achieving a yield of approximately 6%.

#### Tenure

Freehold

#### Services and Notes

Electricity, water, gas and drainage. Gas fired central heating. UPVC double glazing. We understand the property is of solid block construction and was completely renovated in 2006/2007. TRP 81.

All fitted carpets, curtains, blinds and light fittings included in the sale. Appliances include; Belling electric oven with four ring gas hob and extractor over, fridge/freezer, dishwasher, and Hotpoint washing machine.

#### Directions

Travelling up Bosq Lane from the roundabout, turn left into Les Canichers, No. 11 Les Canichers is on the right hand side and Flat 2 occupies the top two floors. Perry's Guide Map Reference: Page Town K5.

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.  
Telephone: +44 (0) 1481 713 463.



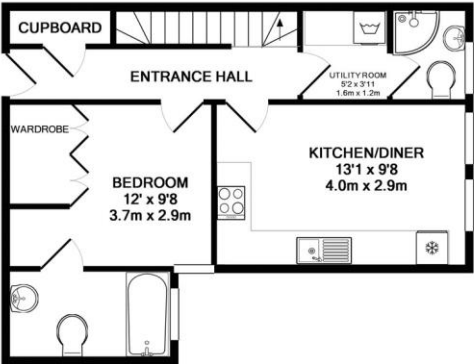


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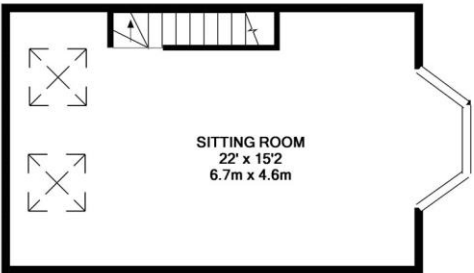
Gross Internal Area 872 sq ft, 81 m²

Guernsey

+44 (0) 1481 713 463



GROUND FLOOR



1ST FLOOR

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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