

SOLE  
AGENT

## Flat 23, Balmoral Heights

La Vrangué | St Peter Port | GY12EX

This ground floor apartment is tucked away in a quiet corner of a small clos and it benefits from a recent upgrade from the current owner. This spacious property is conveniently located on the outskirts of St Peter Port and has shops, restaurants and Beau Sejour in walking distance. Accommodation comprises large open plan lounge/diner, kitchen, double bedroom and a three-piece bathroom. To the rear of the property is a private garden, laid predominately to patio with a raised flowerbed. There is gated access to the car-park and front of the building. There is one allocated parking space and visitor spaces in the clos. This is an ideal opportunity for both first-time buyers or those looking for a buy-to-let.

**£355,000**

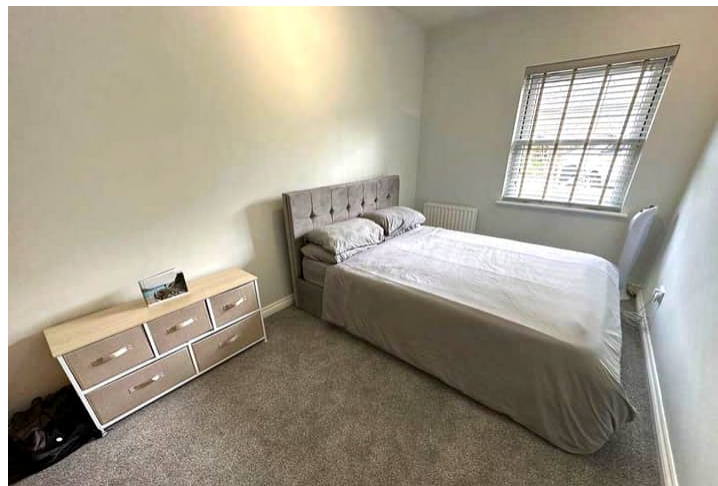
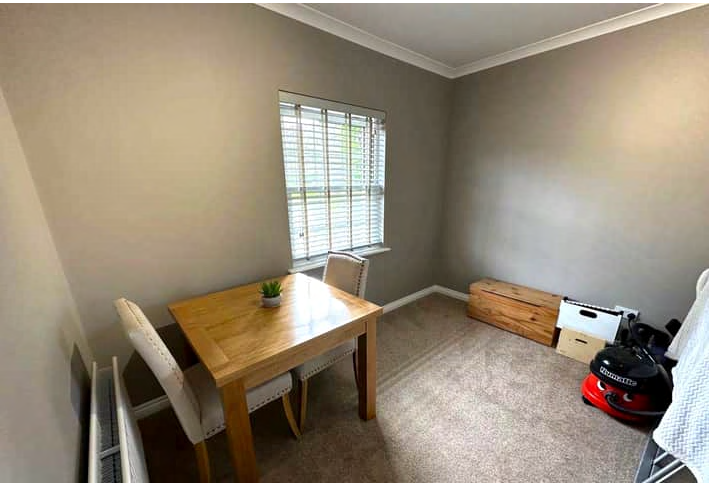
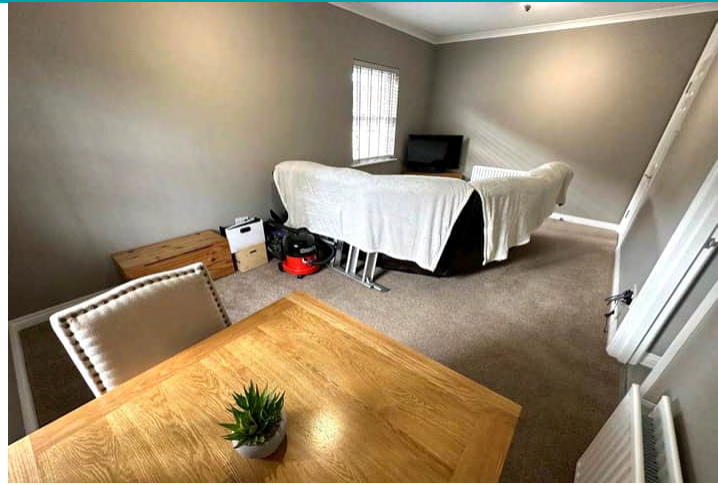
1 BEDROOM

1 BATHROOM

1 RECEPTION



# PHOTOS





# PHOTOS





# SPECIFICATIONS



## Entrance Porch

1.07m x 0.98m (3' 6" x 3' 3")

## Entrance Hall

3.69m x 0.98m (12' 1" x 3' 3")

## Lounge/Diner

5.83m x 3.37m (19' 2" x 11' 1")

## Kitchen

2.67m x 2.22m (8' 9" x 7' 3")

## Bedroom

4.73m x 2.55m (15' 6" x 8' 4")

## Bathroom

2.18m x 1.98m (7' 2" x 6' 6")

## Garden

To the rear of the property is a private garden, laid predominately to patio with a raised flowerbed. There is gated access to the car-park and front of the building.

## Parking

There is one allocated parking space and visitor spaces in the clos.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Good storage
- Private garden
- Recently upgraded
- Quiet area

## SERVICES

Mains water, electricity and drainage. Gas fired central heating.

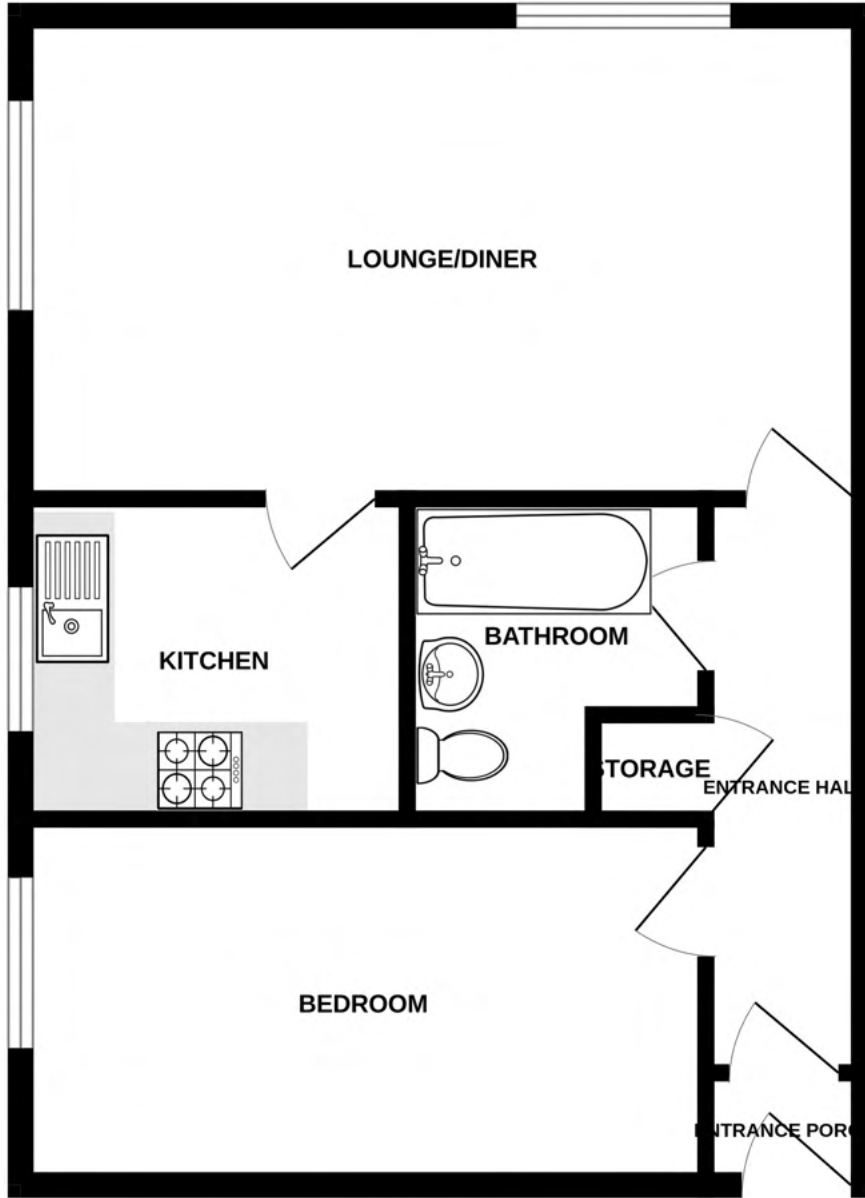
## APPLIANCES INCLUDED

- LEC fridge/freezer
- Neff single oven
- New World four ring gas hob
- Extractor fan
- Hotpoint slimline dishwasher
- Hotpoint washing machine

## SCHOOL CATCHMENT

N/A

## GROUND FLOOR



FLAT 23, BALMORAL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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