



SOLE  
AGENT

## Flat 4

15 Allez Street | St Peter Port | GY11NG

Offered to the market in excellent condition is this spacious first floor apartment. The property is conveniently located on the edge of central St Peter Port with Trinity Square, Smith Street and Candie Gardens all a very short walk away. The unit is non-road facing and overlooks the communal rear garden.

Accommodation comprises lounge/diner, double bedroom, kitchen and shower room. There is good on-street parking in the area. This is an ideal option for both first time buyers or those looking for a buy-to-let.

**£315,000**

1 BEDROOM

1 BATHROOM

1 RECEPTION

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# SPECIFICATIONS



## Kitchen

2.82m x 2.54m (9' 3" x 8' 4")

## Lounge/Diner

4.95m x 3.27m (16' 3" x 10' 9")

## Bedroom

3.78m x 2.97m (12' 5" x 9' 9")

## Shower Room

3.93m x 1.37m (12' 11" x 4' 6")

## Garden

The apartment benefits from a large communal garden situated to the rear.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Double glazing
- Spacious accommodation
- Convenient location
- Communal garden

## SERVICES

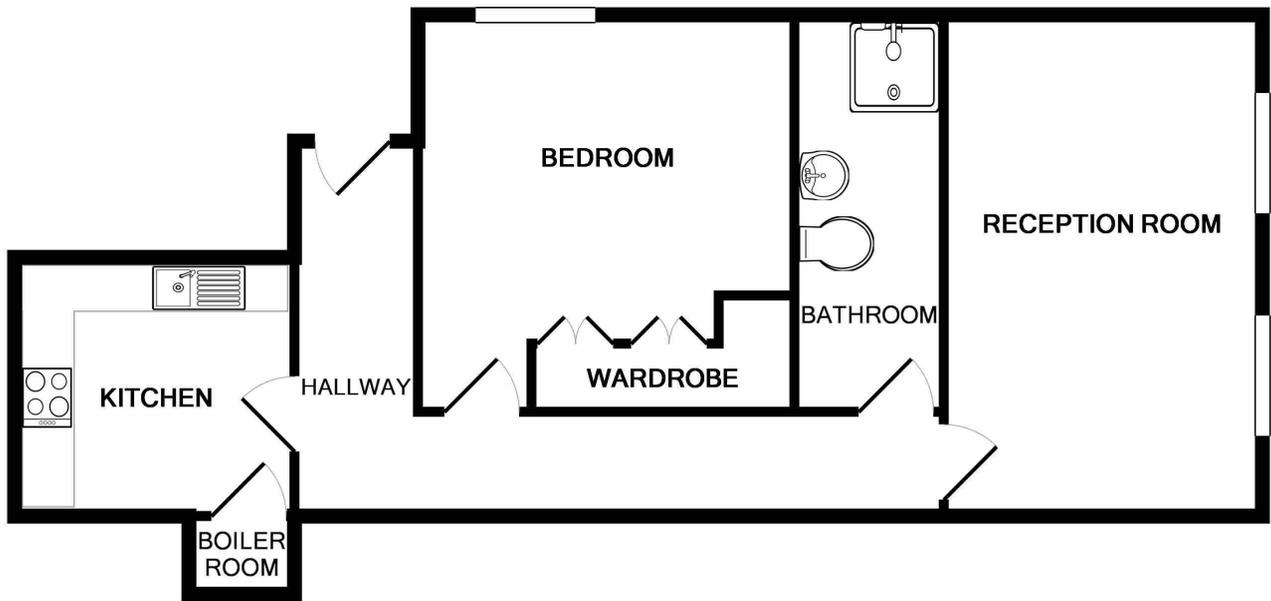
- Mains drains
- Mains electrics
- Mains water

## APPLIANCES INCLUDED

- Fridge/freezer
- Washing machine
- Four ring hob
- Extractor fan
- Oven

## SCHOOL CATCHMENT

n/a



## FLAT ALLEZ STREET

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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