

**SOLE
AGENT**

Flat 3, 73 Mount Durand

St Peter Port | Guernsey |

This top floor flat is located in a desirable area of St Peter Port with the amenities of the Old Quarter and the town centre just a short walk away. The spacious property is presented to the market in excellent condition and is an ideal option for either first-time buyers or those looking for a buy-to-let. This wonderful home also benefits from a large attic space as well as sea and island views. Accommodation comprises lounge/diner, kitchen, bedroom, bathroom and a utility cupboard. There is good on street parking in the area.

£320,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

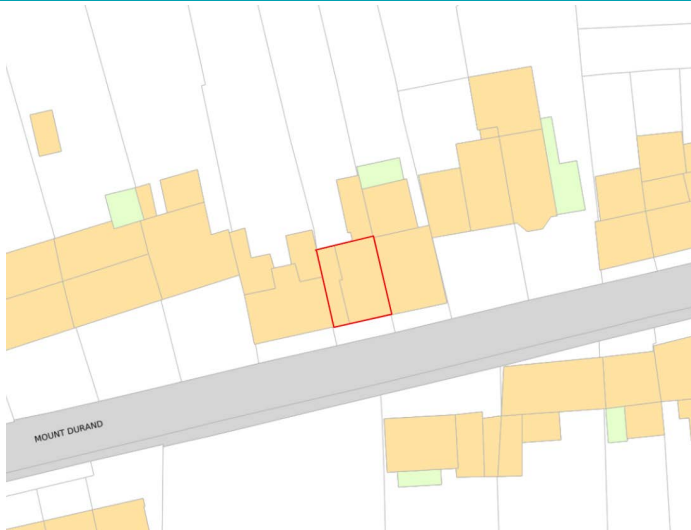
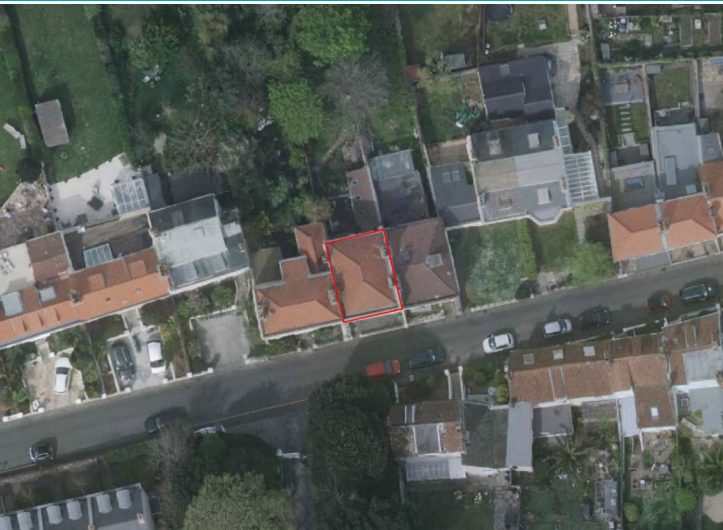
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.35m x 1.08m (7' 9" x 3' 7")

Lounge/Diner

4.08m x 3.97m (13' 5" x 13' 0")

Kitchen

2.26m x 2.19m (7' 5" x 7' 2")

Bedroom

4.06m x 4.02m (13' 4" x 13' 2")

Utility Cupboard

1.70m x 0.87m (5' 7" x 2' 10")

Bathroom

2.23m x 1.73m (7' 4" x 5' 8")

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Outskirts of town
- On street parking nearby
- Bio ethanol living flame fire
- Sea and Island views
- Excellent storage including attic space
- Under floor heating

SERVICES

Mains water, electricity and drainage.

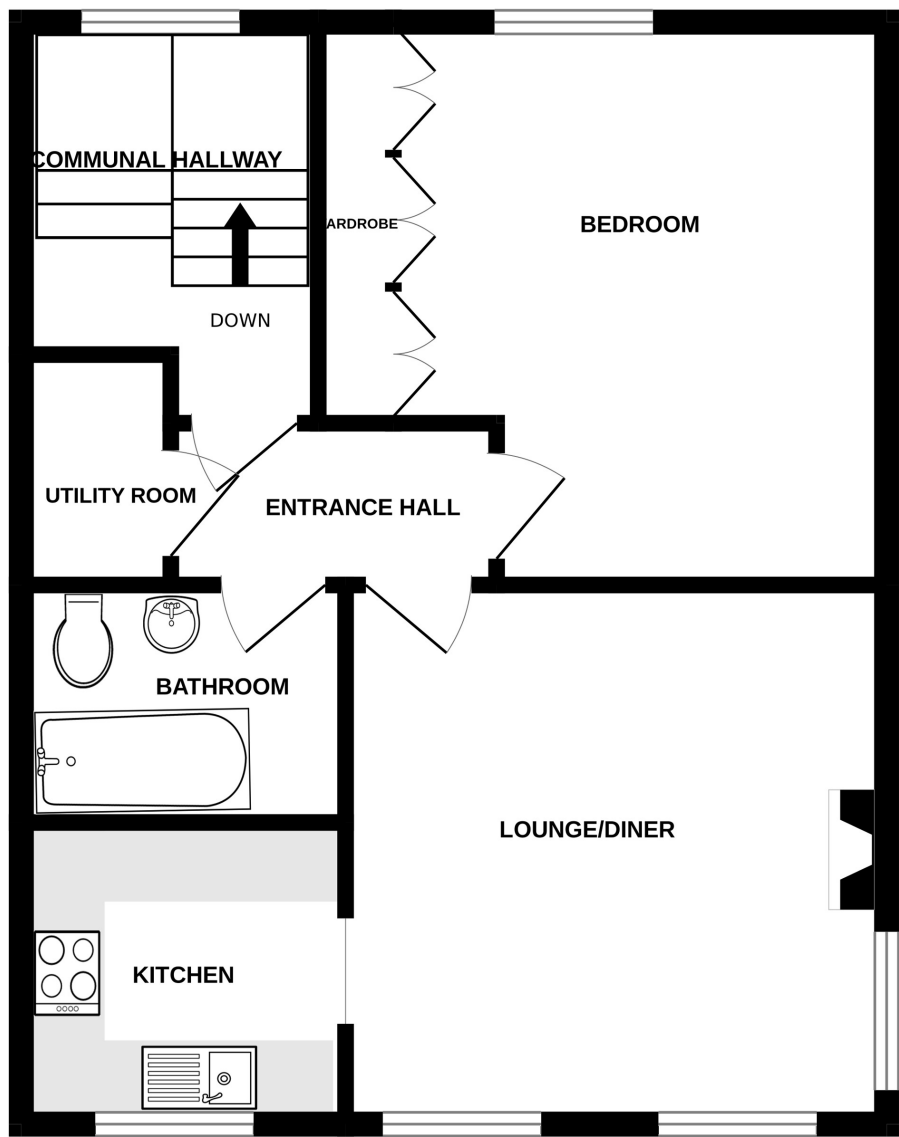
APPLIANCES INCLUDED

- Hotpoint tumble dryer
- Hotpoint washing machine
- Hotpoint single oven
- Hotpoint four ring hob
- Extractor fan
- Integrated fridge
- Integrated freezer

SCHOOL CATCHMENT

N/A

TOP FLOOR



FLAT 3, 73 MOUNT DURAND

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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