**SOLE
AGENT**

6 Armstrong Court

65 Victoria Road | St Peter Port |

This light and spacious second floor flat is presented to the market in excellent condition and is located in popular area of St. Peter Port with shops and restaurants a short walk away. Accommodation comprises lounge/diner, kitchen, large double bedroom and bathroom. To the rear of property is an allocated parking space for one car. This is a fantastic opportunity for either a first-time buyer or those looking for a buy-to-let.

£325,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

**Shields
& Rutland**

PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.81m x 1.09m (9' 3" x 3' 7")

Lounge/Diner

5.10m x 2.97m (16' 9" x 9' 9")

Kitchen

2.81m x 2.28m (9' 3" x 7' 6")

Bedroom

4.47m x 3.53m (14' 8" x 11' 7")

Bathroom

3.50m x 1.52m (11' 6" x 5' 0")

Parking

There is allocated parking for one car.

PRICE INCLUDES

Flooring, blinds and light fittings

SPECIAL FEATURES

- Good storage
- Convenient town location
- Spacious accommodation
- Amenities close by

SERVICES

Mains water, electric and drainage. Gas central heating.

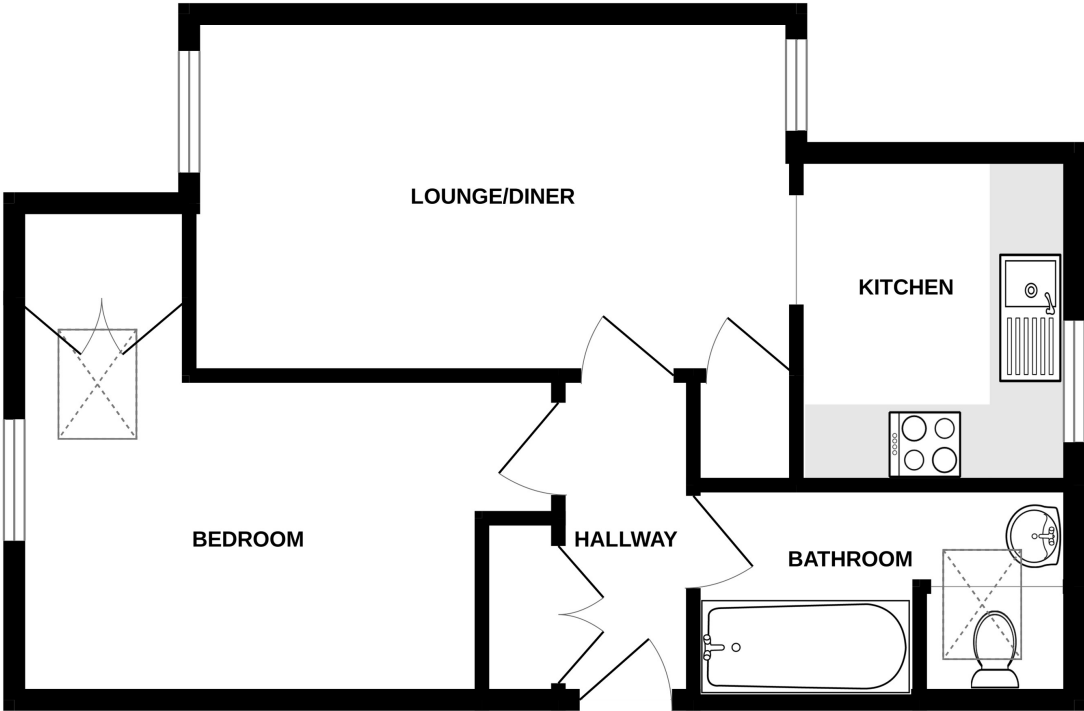
APPLIANCES INCLUDED

- Oven and hob
- Extractor fan
- Washing machine
- Fridge/freezer

SCHOOL CATCHMENT

N/A

SECOND FLOOR



6 ARMSTRONG COURT

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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