

SOLE  
AGENT

## Flat 2 Valnord House

Valnord Road | St Peter Port |

This first floor apartment forms part of a listed building and is offered to the market in move-in condition. The property is conveniently located off of Victoria Road and is in comfortable walking distance to both the centre of town and Beau Sejour. Accommodation comprises open plan lounge/diner, kitchen, bedroom and a 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.

**£240,000**

1 BEDROOM

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

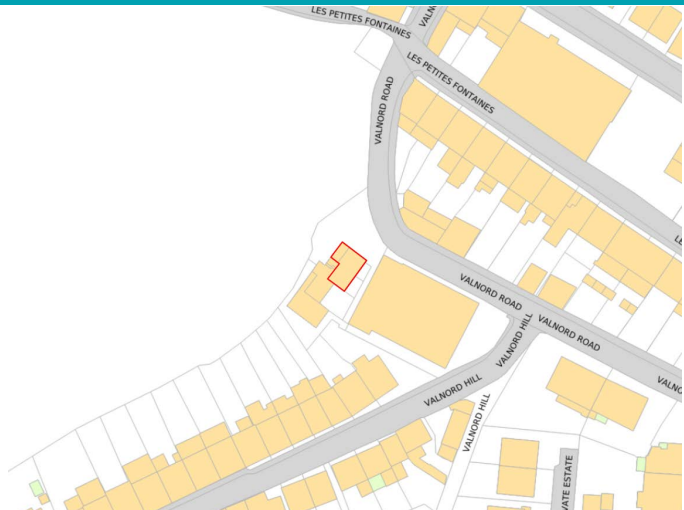
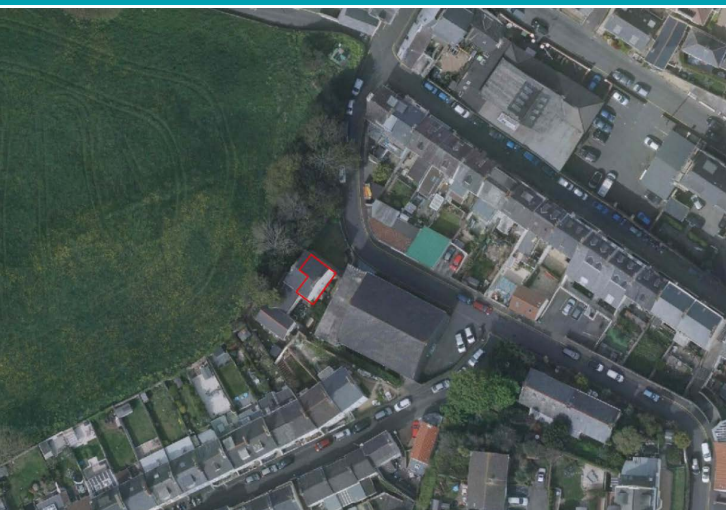
Awaiting Photos



Awaiting Photos



# SPECIFICATIONS



## Entrance Hall

9' 1" x 6' 9" (2.77m x 2.06m)

## Kitchen

8' 3" x 6' 0" (2.51m x 1.83m)

## Lounge (Reception)

13' 4" x 12' 0" (4.06m x 3.66m) 13' 4 x 12'

## Bedroom

11' 10" x 8' 5" (3.61m x 2.57m)

## Shower room

7' 3" x 4' 6" (2.21m x 1.37m)

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Quiet location
- Outskirts of town
- Good buy-to-let
- Elevated from road level

## SERVICES

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

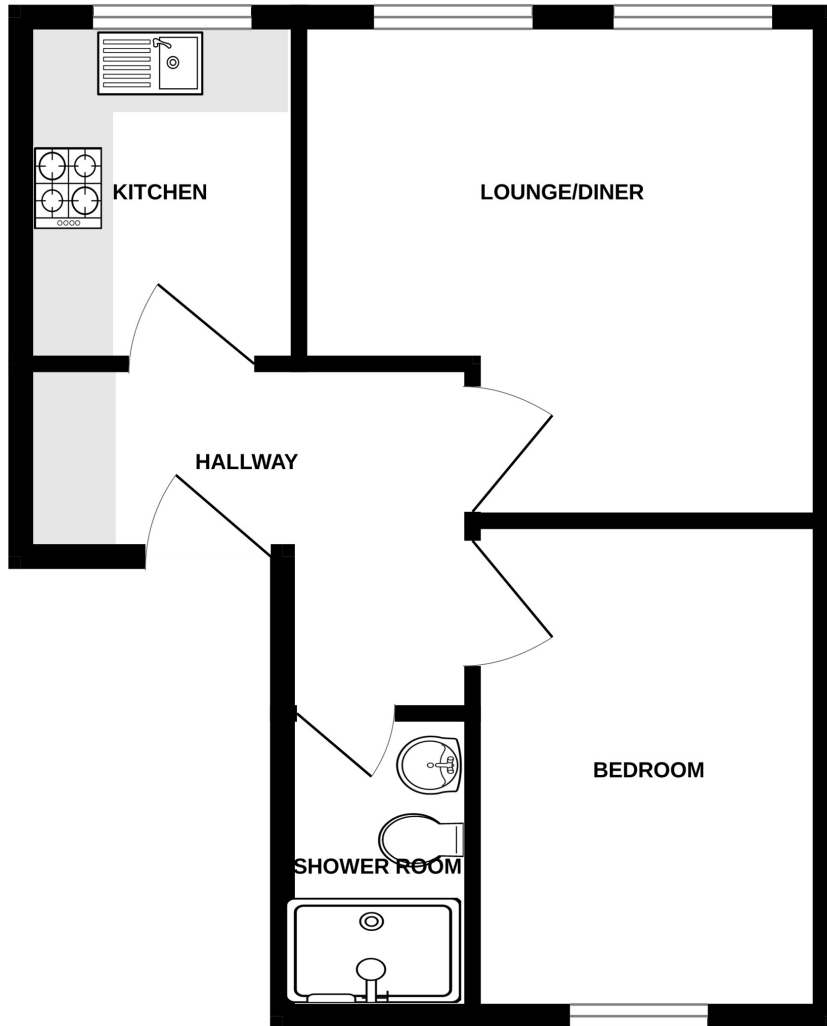
## APPLIANCES INCLUDED

To be agreed at sale

## SCHOOL CATCHMENT

Not applicable

## GROUND FLOOR



FLAT 2 VALNORD HOUSE

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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