SOLE  
AGENT

## 5c Les Petites Fontaines

St Peter Port | GY11HT

This low maintenance maisonette is tucked away from the main road with the Old Quarter and Trinity Square under a minutes' walk away. The property is presented in move-in condition and boasts a private entrance from a shared courtyard and excellent storage owing to a large loft. Accommodation comprises open plan lounge/kitchen/diner, a bedroom and a shower room. This is an ideal option for both first time buyers or those looking for a buy-to-let.

**£225,000**

1 BEDROOM

1 BATHROOM

1 RECEPTION

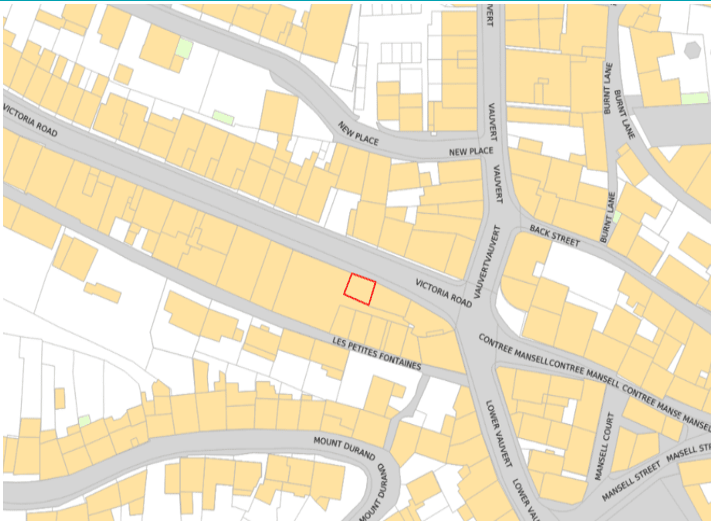
Shields  
& Rutland

PHOTOS





# SPECIFICATIONS



**Entrance Hall**

1.94m x 0.87m (6' 4" x 2' 10")

**Lounge/Kitchen/Diner**

6.39m x 2.58m (21' 0" x 8' 6")

**Bedroom**

3.84m x 2.46m (12' 7" x 8' 1")

**Shower Room**

1.94m x 1.57m (6' 4" x 5' 2")

**PRICE INCLUDES**

Blinds, flooring and light fittings

**SPECIAL FEATURES**

- Under floor heating throughout
- Modern finish
- uPVC double glazed
- Large loft space

**SERVICES**

Mains water, electricity and drainage.

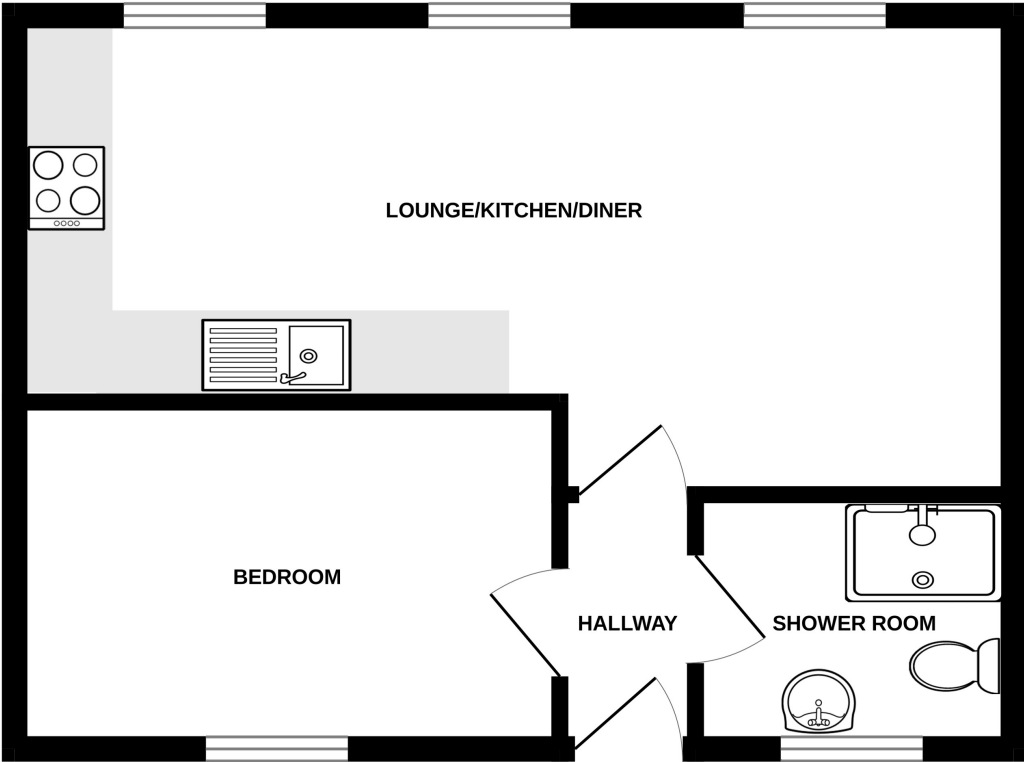
**APPLIANCES INCLUDED**

- Whirpool single oven
- Schott ceran halogen hob
- Extractor fan
- Indesit integrated washing machine
- Integrated fridge

**SCHOOL CATCHMENT**

n/a

GROUND FLOOR



5C, LES PETITES FONTAINES

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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