**SOLE
AGENT**

Flat 4, Hollytree House

Prince Albert Road | St Peter Port |

This first-floor flat is presented to the market in excellent condition. The property is conveniently located within a short walk to Trinity Square and the amenities of The Old Quarter but also close to the St Martin border and Kings Club. Accommodation comprises lounge/diner, kitchen, large double bedroom and a bathroom. The property benefits from an allocated parking space and a communal garden area. This is a fantastic opportunity for either a first-time buyer or those looking for a buy-to-let.

1 BEDROOM

1 BATHROOM

1 RECEPTION

£315,000

PHOTOS





SPECIFICATIONS



Entrance Hall

3.13m x 1.86m (10' 3" x 6' 1")

Lounge/Diner

4.42m x 4.00m (14' 6" x 13' 1")

Kitchen

4.01m x 2.51m (13' 2" x 8' 3")

Bedroom

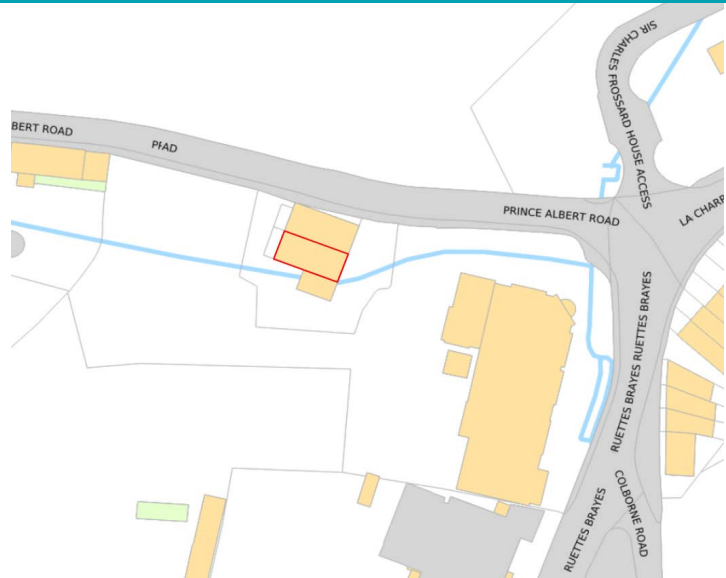
5.49m x 2.63m (18' 0" x 8' 8")

Bathroom

2.91m x 1.70m (9' 7" x 5' 7")

Parking

There is a allocated space for one car.



PRICE INCLUDES

Flooring, blinds and light fittings.

SPECIAL FEATURES

- Convenient location
- uPVC double glazed
- Communal garden
- Good storage
- Service charge: £50pcm

SERVICES

Mains water, electricity and gas.

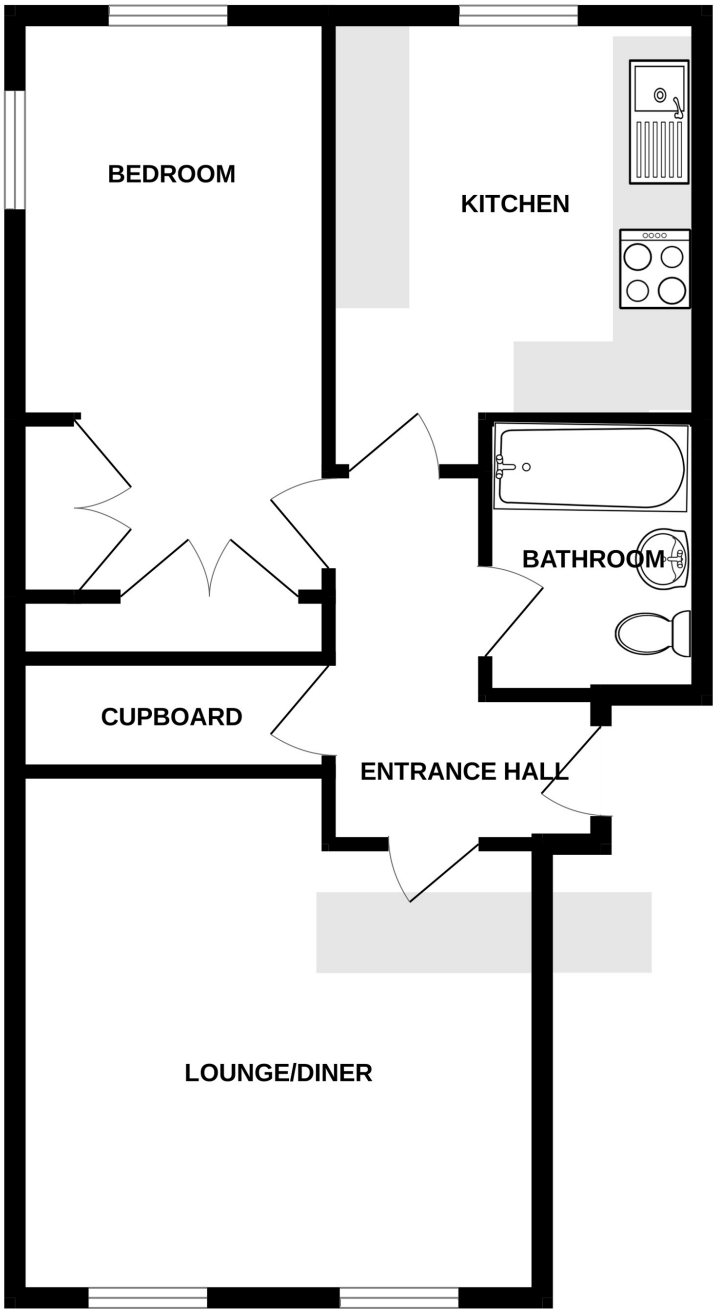
APPLIANCES INCLUDED

- Hotpoint washing machine
- Hotpoint fridge/freezer
- Hotpoint double oven
- Schott ceran four ring hob
- Extractor fan
- Indesit tumble dryer

SCHOOL CATCHMENT

N/A

FIRST FLOOR



FLAT 4, HOLLYTREE 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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