

**SOLE  
AGENT****Flat 4****15 Allez Street | St Peter Port |**

Offered to the market in excellent condition is this spacious first floor apartment. The property is conveniently located on the edge of central St Peter Port with Trinity Square, Smith Street and Candie Gardens all a very short walk away. The unit is non-road facing and overlooks the communal rear garden. Accommodation comprises lounge/diner, double bedroom, kitchen and 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.

**£315,000****1 BEDROOM****1 BATHROOM****1 RECEPTION****Shields  
& Rutland**



PHOTOS



**Kitchen**

2.82m x 2.54m (9' 3" x 8' 4")

**Lounge/Diner**

4.95m x 3.27m (16' 3" x 10' 9")

**Bedroom**

3.78m x 2.97m (12' 5" x 9' 9")

**Shower Room**

3.93m x 1.37m (12' 11" x 4' 6")

**Garden**

The apartment benefits from a large communal garden situated to the rear.

**PRICE INCLUDES**

Curtains, carpets and light fittings

**SPECIAL FEATURES**

- Double glazing
- Spacious accommodation
- Convenient location
- Communal garden

**SERVICES**

Mains water, drains and electricity.

**APPLIANCES INCLUDED**

- Fridge/freezer
- Washing machine
- Four ring hob
- Extractor fan
- Oven

**SCHOOL CATCHMENT**

n/a