

**SOLE  
AGENT**

## Flat 1 100 Victoria Road

St Peter Port | Channel Islands |

This basement flat is presented to the market in excellent condition and benefits from its own entrance and a private courtyard garden. The property is conveniently located at the top Victoria Road, with central town, Candie Gardens and Beau Sejour all a short walk away. Accommodation comprises lounge, kitchen, double bedroom, large hallway/office area and a bathroom. The enclosed private courtyard garden has a small covered area ideal for storing a bicycle or something similar. There is excellent on street parking in the area. This is a perfect option for first time buyers or those looking for a buy-to-let.

### £295,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

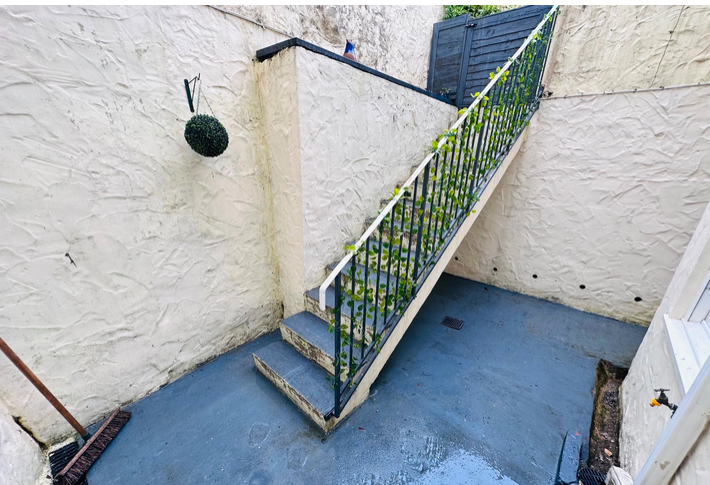


PHOTOS



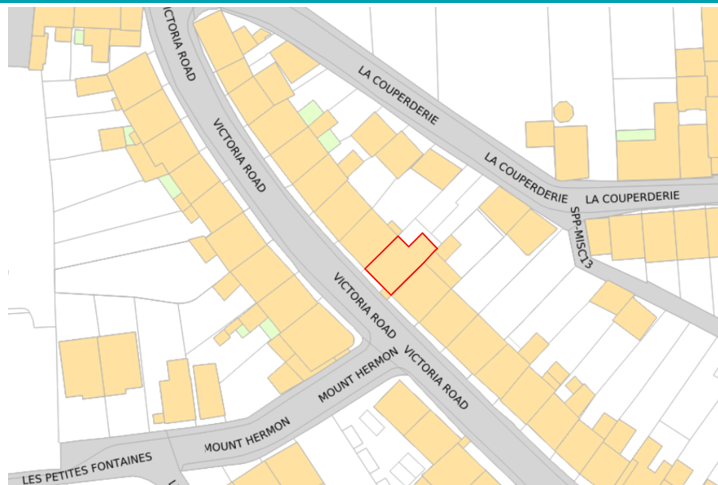


PHOTOS





# SPECIFICATIONS



**Lounge/Diner**

4.17m x 4.32m (13' 8" x 14' 2")

**Hallway**

4.29m x 1.81m (14' 1" x 5' 11")

**Kitchen**

3.03m x 2.96m (9' 11" x 9' 9")

**Bedroom**

4.47m x 2.76m (14' 8" x 9' 1")

**Bathroom**

3.15m x 1.56m (10' 4" x 5' 1")

**Courtyard**

The enclosed private courtyard garden has a small covered area ideal for storing a bicycle or something similar.

**PRICE INCLUDES**

Curtain, carpets and light fittings

**SPECIAL FEATURES**

- Convenient town location
- Patio area
- Amenities close by

**SERVICES**

Mains water, electricity and drainage.

**APPLIANCES INCLUDED**

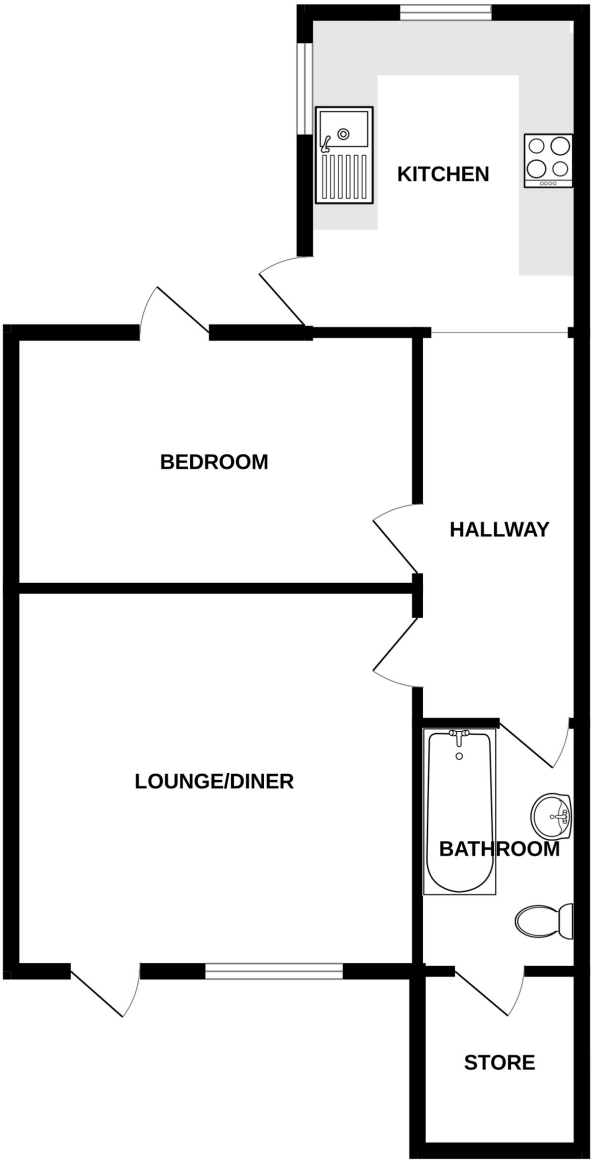
- Indesit washing machine
- Hotpoint tumble dryer
- Whirlpool oven
- Four ring hob
- Extractor Fan

**SCHOOL CATCHMENT**

- N/A



BASEMENT FLOOR



FLAT 1, 100 VICTORIA ROAD

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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