

**SOLE  
AGENT**

## 9 St Cecilia Court

Collings Road | St Peter Port |

This modern top floor apartment is located away from the main road at the back of a small development of similar units. The property is presented to the market in excellent condition and is in a convenient spot on the outskirts of St Peter Port with shops and restaurants nearby. Accommodation comprises a spacious open plan lounge/kitchen/diner, a large double bedroom (with fitted furniture) and a bathroom. The property benefits from a private courtyard garden and an allocated parking space for one car. This is an ideal option for both first time buyers and those looking for a buy-to-let.

**£360,000****1 BEDROOM****1 BATHROOM****1 RECEPTION**

**Shields  
& Rutland**

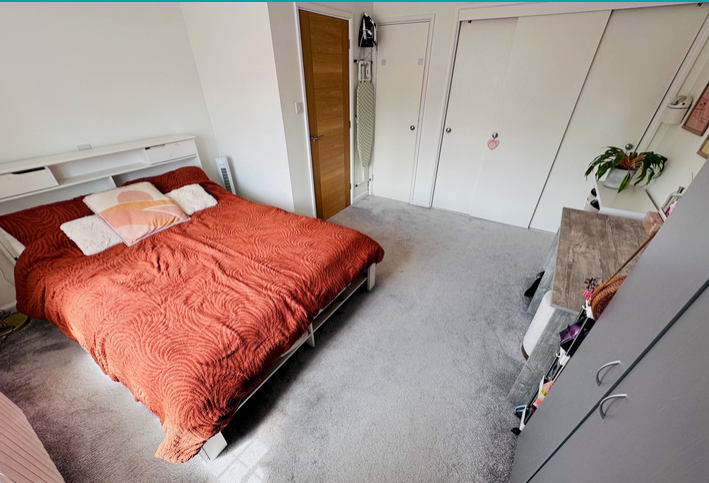


PHOTOS



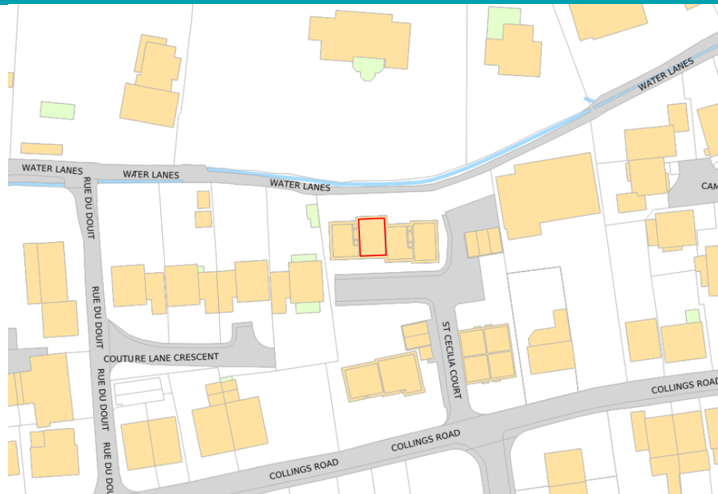


PHOTOS





# SPECIFICATIONS



**Entrance Hall**

1.74m x 0.98m (5' 9" x 3' 3")

**Inner Hall**

1.59m x 0.97m (5' 3" x 3' 2")

**Kitchen/Lounge/Diner**

5.89m x 4.73m (19' 4" x 15' 6")

**Bedroom**

4.08m x 4.07m (13' 5" x 13' 4")

**Bathroom**

2.46m x 1.73m (8' 1" x 5' 8")

**Courtyard**

The property benefits from a private courtyard garden.

**Parking**

There is an allocated parking space for one car.

**PRICE INCLUDES**

Curtains, carpets and light fittings.

**SPECIAL FEATURES**

- uPVC double glazed
- Private garden
- Spacious accommodation
- Quiet and convenient location
- Excellent storage
- Service charge: £70pcm

**SERVICES**

Mains water, electricity and drainage. Electric night storage heating.

**APPLIANCES INCLUDED**

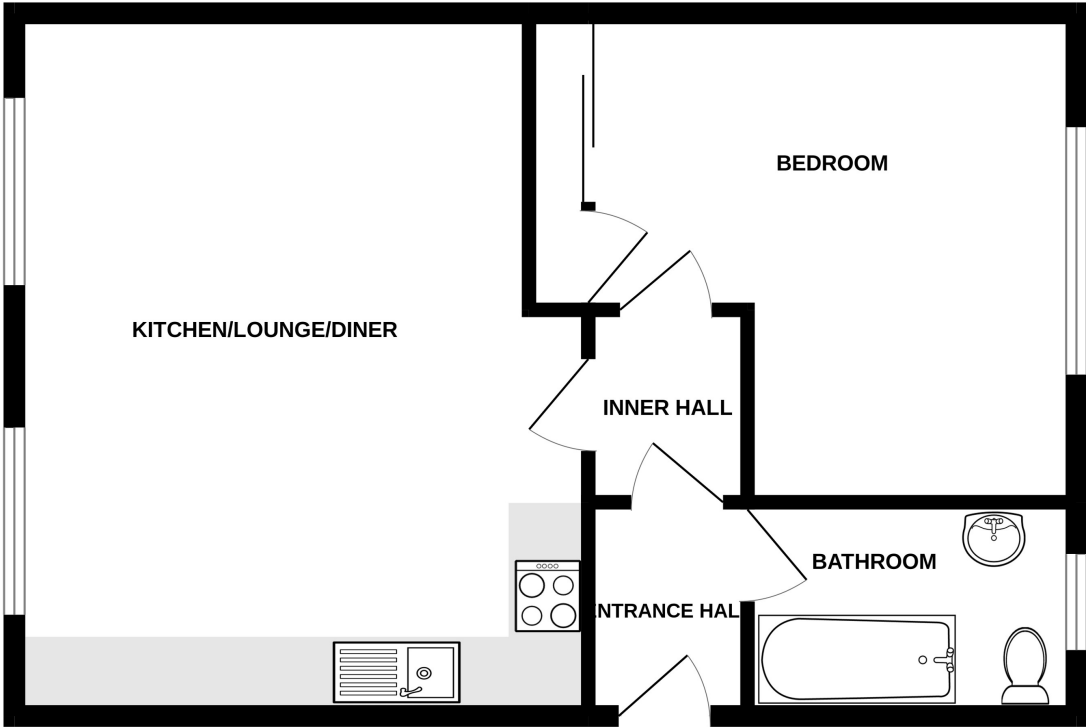
- Integrated fridge/freezer
- Integrated Indesit washing machine
- Integrated Zanussi dishwasher
- Zanussi single oven
- Schott Ceran four ring hob
- Extractor fan

**SCHOOL CATCHMENT**

N/A



TOP FLOOR



FLAT 9, ST CECILIA COURT

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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