

SOLE  
AGENT

## The Upper Flat

12b Mount Durand | St Peter Port |

This two storey apartment occupies the top floors of this impressive town property and boasts a beautiful view of the neighbouring islands from the living room. The property is presented in move-in condition but provides a fantastic opportunity for modernisation. This light and bright home is conveniently located a couple of minutes' from the town centre and with The Old Quarter on the doorstep. Accommodation comprises open plan lounge/kitchen/diner, two bedrooms, a bathroom and a WC. The property benefits from a large balcony with town roof top views. There is good on street parking nearby. This is an ideal property for first-time buyers or those looking for a buy-to-let.

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2 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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**£410,000**

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993

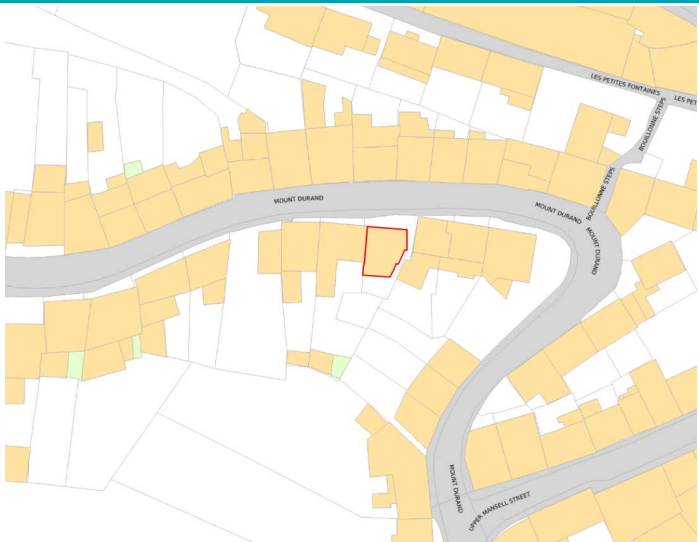
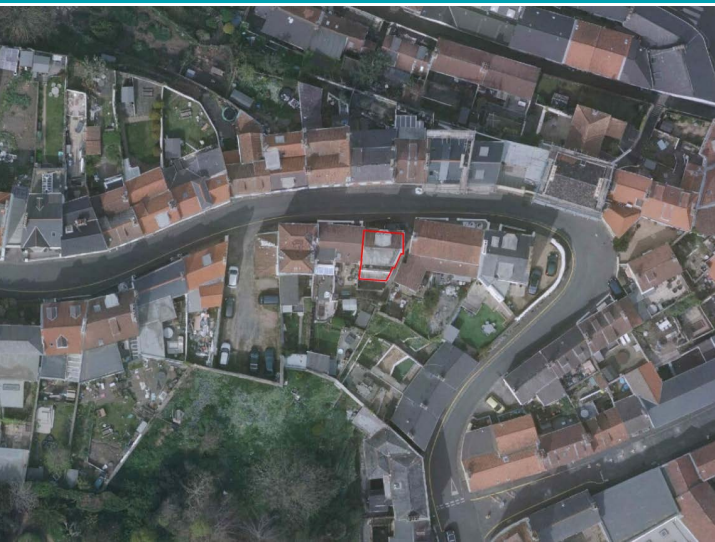
PHOTOS



PHOTOS



# SPECIFICATIONS



**Entrance Hall**

3.44m x 1.74m (11' 3" x 5' 9")

**Master Bedroom**

4.39m x 3.09m (14' 5" x 10' 2")

**Bathroom**

3.00m x 1.65m (9' 10" x 5' 5")

**Bedroom 2**

3.00m x 2.94m (9' 10" x 9' 8")

**WC**

0.78m x 0.82m (2' 7" x 2' 8")

**First Floor Landing**

4.24m x 1.72m (13' 11" x 5' 8")

**Kitchen/Lounge/Diner**

5.69m x 5.13m (18' 8" x 16' 10")

**PRICE INCLUDES**

Curtains, carpets and light fittings.

**SPECIAL FEATURES**

- Good storage
- Sea and island views
- Balcony
- uPVC double glazed

**SERVICES**

Mains water, electricity, gas and drainage.

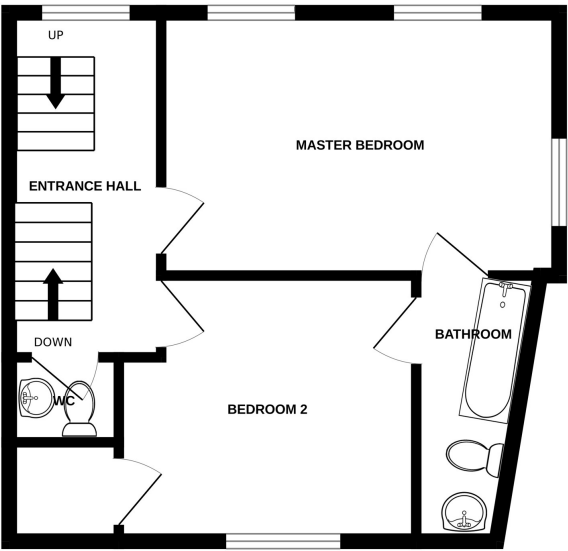
**APPLIANCES INCLUDED**

- Neff single oven
- Neff hob
- Extractor fan
- Integrated fridge/freezer
- Washing machine

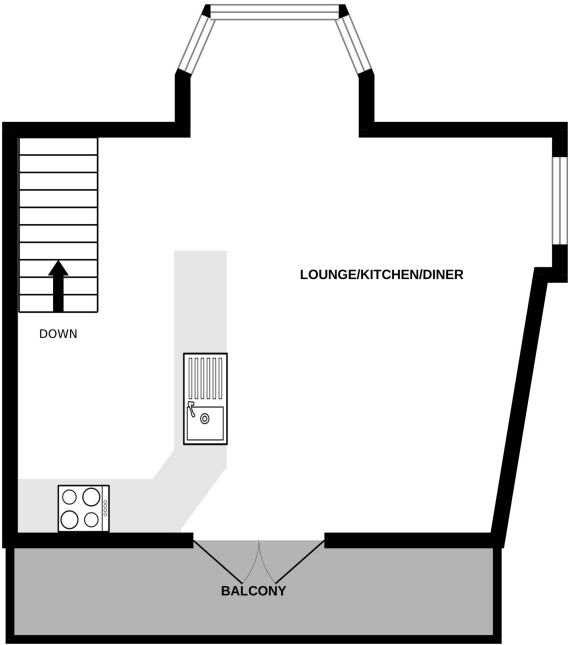
**SCHOOL CATCHMENT**

Vauvert Primary School and Les Varendes High School

SECOND FLOOR



THIRD FLOOR



12B MOUNT DURAND

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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