SOLE AGENT

Flat 1, Le Coin de la Ville

32 Fountain Street | St Peter Port |

This first floor flat is presented to the market in excellent condition and is conveniently located in the heart of town with shops and restaurants on the doorstep. Accommodation comprises open plan lounge/kitchen/diner, double bedroom and a shower room. The property benefits from a private courtyard area and a private workshop/store/utility within the four storey outbuilding. There is good on street parking nearby. 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

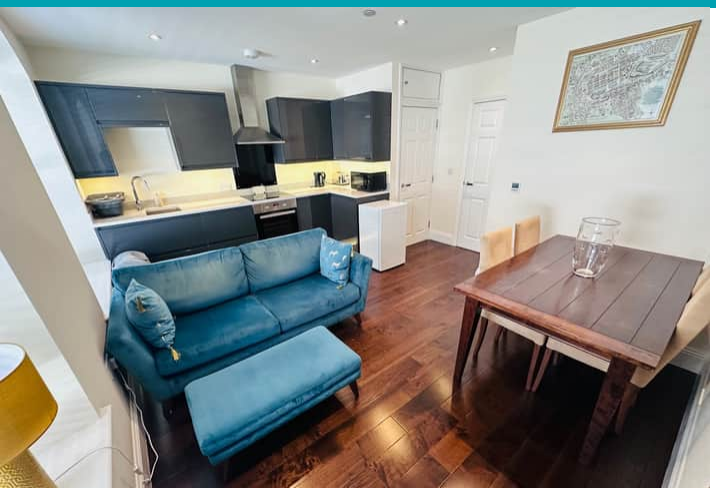
£285,000

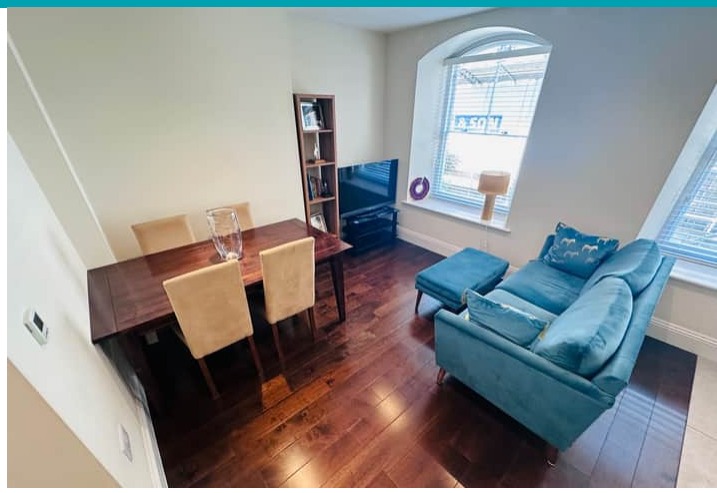
Shields & Rutland

ESTATE AGENTS & PROPERTY MANAGERS

OPENING DOORS SINCE 1993

PHOTOS





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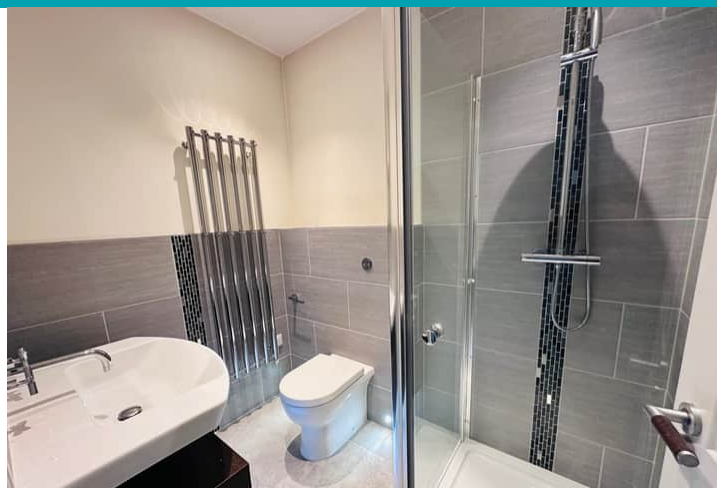
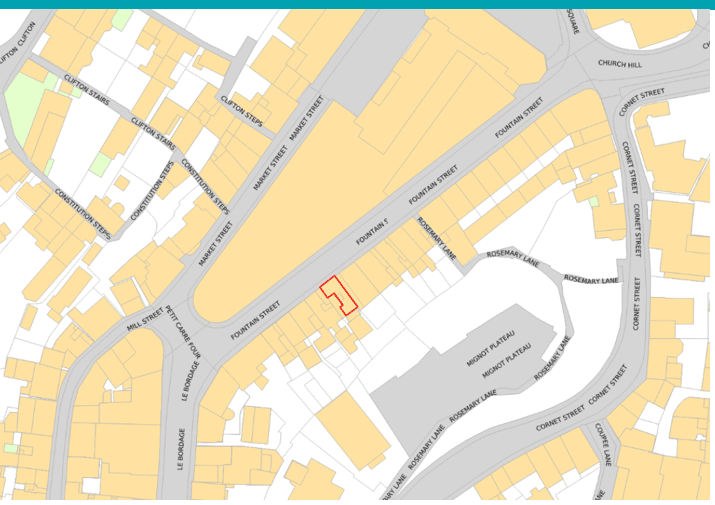


SPECIFICATIONS



Hallway
2.32m x 0.95m (7' 7" x 3' 1")

Lounge/Kitchen/Diner
4.77m x 4.26m (15' 8" x 14' 0")

Bedroom
3.60m x 3.41m (11' 10" x 11' 2")

Shower Room
2.13m x 1.57m (7' 0" x 5' 2")

Courtyard
The property benefits from a private courtyard and a private store.

PRICE INCLUDES
Curtains/blinds, carpets/flooring and light fittings.

SPECIAL FEATURES
- Central town location
- Modern finish
- Listed building
- Outside space
- Private workshop/store

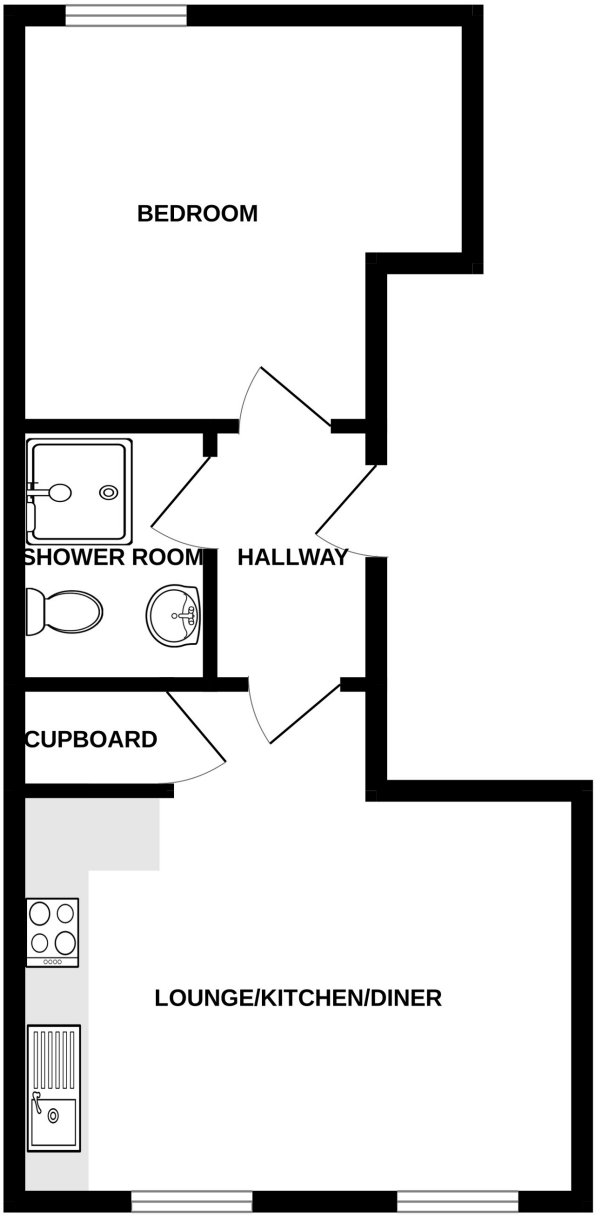
SERVICES
Mains water electricity and drainage.

APPLIANCES INCLUDED
- Neue hob
- Extractor fan
- Neue single oven
- Integrated fridge
- Hotpoint washing machine
- Indesit tumble dryer
- Statesman freezer

SCHOOL CATCHMENT
N/A

FLOORPLAN

FIRST FLOOR



FLAT 1, LE COIN DE LE VILLE

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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