

# Awaiting Photos



SOLE  
AGENT

## Flat 1, 22 Fountain Street

St Peter Port | GY11DA

This first floor bedsit is offered to the market with a sitting tenant whose lease expires in September 2022. The property is presented in good condition and is located in a convenient, central town location. Benefitting from a separate kitchen and excellent storage this is a great opportunity for those looking for a buy-to-let. Accommodation comprises lounge/diner/bedroom, shower room and a kitchen.

**£170,000**

1 BEDROOM

1 BATHROOM

1 RECEPTION

Shields  
& Rutland





## Entrance Hall

6' 6" x 4' 5" (1.97m x 1.34m)

## Kitchen

11' 1" x 9' 2" (3.38m x 2.79m)

## Inner Hall

8' 3" x 2' 7" (2.51m x 0.80m)

## Shower Room

8' 3" x 4' 7" (2.51m x 1.39m)

## Reception

14' 8" x 12' 6" (4.48m x 3.81m)

### PRICE INCLUDES

- Curtains, carpets and light fittings.

### SPECIAL FEATURES

- Excellent storage
- Convenient location

### SERVICES

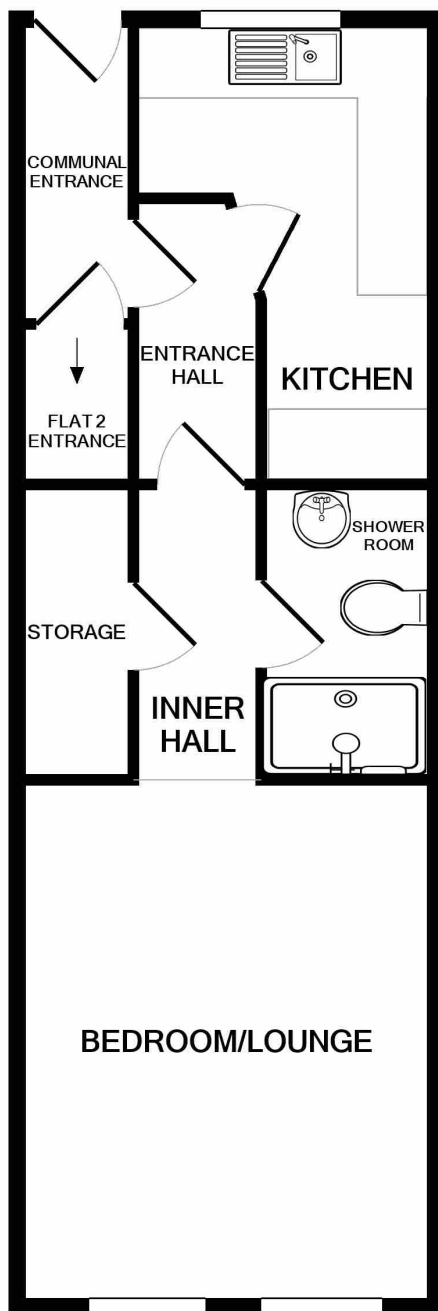
Mains water, electricity and drainage.

### APPLIANCES INCLUDED

- To be agreed at sale

### SCHOOL CATCHMENT

- N/A



## FLAT 1 22 FOUNTAIN STREET

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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