

FLAT 3, GABRIEL'S COURT, ST PETER PORT
SOLE AGENT
£315,000



- New Development
- Two Bedrooms
- Conforms To All Building Sound & Fire Regulations
- Built Over Two Floors
- Ideal First Time Buy
- Possible Investment
- Electric Heating
- SKY+ Ready
- TRP 89
- Perry's TOWN K8
- Ref LM0488

Part of a newly built development and one of only three, this spacious and beautifully presented first floor apartment is located almost at the epicentre of town. The property is located over two floors, with the bedrooms on the upper level. The master bedroom is of impressive proportions and has under eaves storage. Again the finish is excellent and conforms to all building/fire and sound tests. It is our opinion that the property may suit first time buyers, investors or license holders.

Accommodation: Entrance hall, two bedrooms, lounge, kitchen and shower room.

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Entrance Hall: 17' x 3'4" + 6' x 2'7" Semi-glazed hardwood entrance door. Hardwired smoke detector. Fitted cupboard housing mains pressure system. Stairs to 1st floor and all doors leading to...



Kitchen: 10'9" x 9'1" Fully fitted kitchen comprising of a range of base and wall units in gloss cream. Black slate effect laminated work surfaces incorporating a 1½ bowl sink and drainer in stainless steel. Appliances include a Zanussi over with four ring ceramic hob over and Zanussi brushed steel/glass extractor above, fully integrated Whirlpool dishwasher and fully integrated Whirlpool fridge and freezer. Smoke detector and automatic sprinkler system. Open access to...



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Lounge: 17' x 9' (ave) Spacious lounge area with low voltage lighting, satellite and tv points and ample sockets. Two windows, both with views to the rear.



Cloakroom: 7'3" x 3'
Two piece toilet suite comprising of a low level w.c., and a pedestal wash hand basin. Wall mounted heated towel rail.

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1st Floor Landing: 6'2" x 3'6" Velux window with views to the side and hardwired smoke detector and sprinkler system. All doors leading to...

Bedroom 2: 11' x 9'9" Two windows, one with views to the front and one with views to the side. (views pictured below right)



Bathroom: 8'4" x 6'6" Three piece bathroom suite comprising of a w.c., with concealed cistern, pedestal wash hand basin and a panelled bath with shower mixer attachment over. Fitted cupboard housing the sprinkler system and also allows additional storage. One window with views to the side.

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Bedroom 1: 18'2" x 9'9" Fitted under eaves storage. Two windows, one with views to the rear and one with views to the side.



Outside: Up steps located approximately one third up Fountain Street, and through a new purpose built entrance to the development.

Services: Mains electric, water, and drainage.
TRP: TRP 78
Viewing: Strictly through ourselves, Alpha Estates, the vendors agents.
Possession: By arrangement.
Included in sale: Carpet, curtains and light fittings and appliances as listed
Perry's Guide: TOWN K8

Please note whilst every care is taken in preparing these details, we cannot guarantee their accuracy nor do they form a contract or part thereof.

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