

SOLE  
AGENT

## Flat 3, Grosvenor House

52 Victoria Road | St Peter Port

This spacious, top floor apartment is full of fantastic features and is offered to the market in excellent condition having recently been decorated throughout. Accommodation comprises large lounge, kitchen/diner, two double bedrooms and a bathroom. The property benefits from excellent storage owing to large eaves cupboards and attic space. There is good on street parking in the area and there is also a permit scheme for residents. This is an ideal purchase for either first time buyers or those looking for a buy-to-let.

**£265,000**

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

11' 8" x 3' 1" (3.55m x 0.95m)

## Lounge

15' 5" x 15' 1" (4.70m x 4.59m)

## Kitchen/diner

14' 10" x 8' 10" (4.52m x 2.70m)

## Bedroom 1

13' 1" x 13' 1" (4.00m x 4.00m)

Measured to in front of the fitted wardrobes

## Bedroom 2

15' x 9' (4.57m x 2.74m)

## Bathroom

11' 4" x 8' (3.46m x 2.43m)

## PRICE INCLUDES

- Carpets, curtains and light fittings.

## SPECIAL FEATURES

- Feature windows
- Excellent storage
- Spacious and light

## SERVICES

Mains drain, electricity, water and gas. £18 per month service charge.

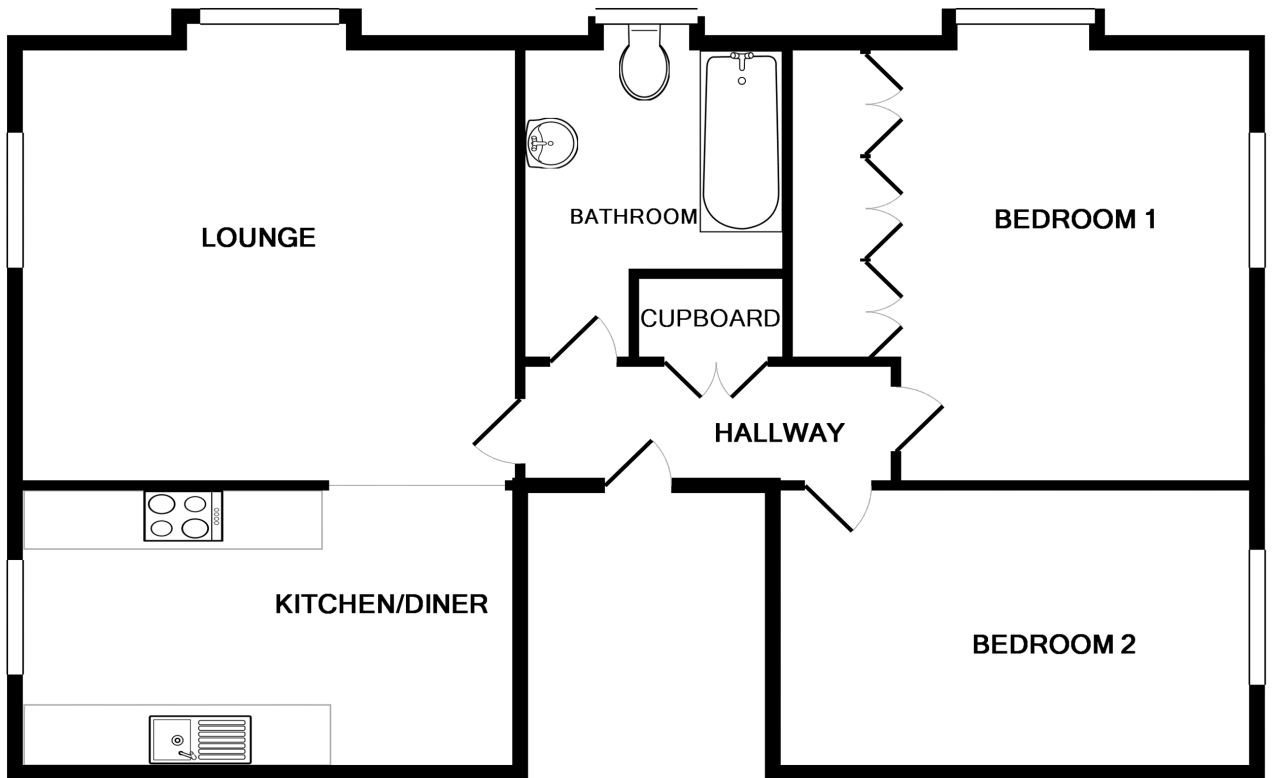
## APPLIANCES INCLUDED

- Hotpoint washing machine
- Hotpoint tumble dryer
- Hotpoint oven
- Four ring gas hob
- Hotpoint fridge
- Integrated freezer

## SCHOOL CATCHMENT

- Vauvert Primary
- Mare de Carteret High School

# FLOORPLAN



## FLAT , GROSVENOR HOUSE

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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