

SOLE
AGENT

22

Fountain Street | St Peter Port

Conveniently located in the centre of St Peter Port, 22 Fountain street comprises a ground floor commercial unit, a first floor bedsit and a two bedroom apartment that occupies the top three floors. Offered to the market following recent upgrading, the property is an ideal investment purchase. Sold with sitting tenants achieving an excellent return.

£525,000

3 BEDROOMS

2 BATHROOMS

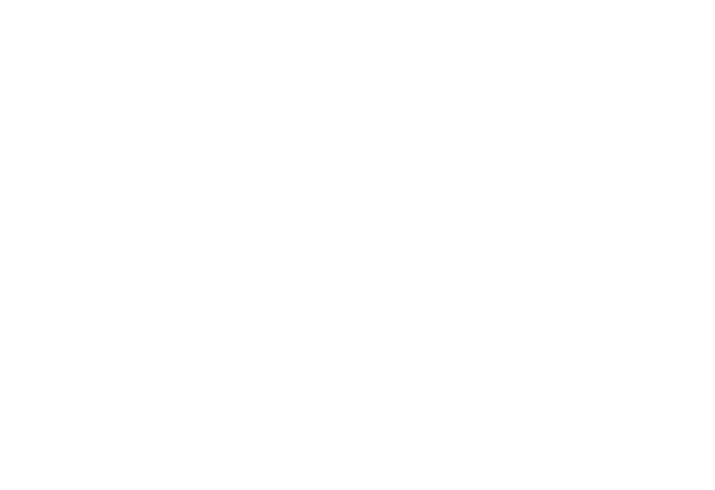
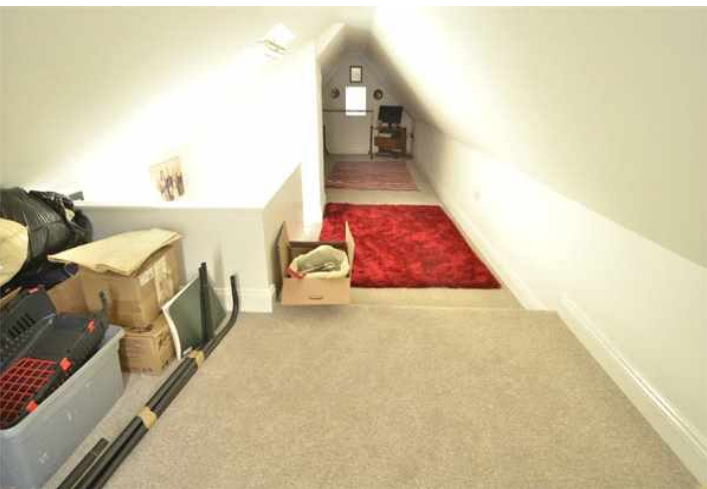
1 RECEPTION

Shields
& Rutland

PHOTOS



PHOTOS



SPECIFICATIONS



Ground Floor - Shop

26' x 11' 8" (7.92m x 3.55m)

Ground floor - kitchen

10' 3" x 7' 7" (3.13m x 2.30m)

Ground floor - WC

4' 2" x 3' 10" (1.28m x 1.18m)

Communal Entrance

6' 2" x 2' 7" (1.87m x 0.80m)

Doors to Flat 1 (bedsit) and Flat 2.

Bedsit - Entrance Hall

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

Bedsit - Kitchen

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

Bedsit - Inner Hall

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

Bedsit - Shower Room

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

Bedsit - Lounge/Bedroom

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

Flat 2 - Lounge/diner

19' 10" x 13' 4" (6.04m x 4.07m)

Flat 2 - Kitchen

14' 10" x 12' 10" (4.53m x 3.90m)

Flat 2 - Stairs/Landing

8' x 11' 1" (2.45m x 3.39m)

Flat 2 - Bedroom 1

12' 6" x 12' 5" (3.81m x 3.79m)

Shower Room

10' 11" x 4' 9" (3.32m x 1.44m)

Flat 2 - Bedroom 2

13' 4" x 10' 6" (4.06m x 3.21m)

Flat 2 - Attic Room

32' 3" x 9' 2" (9.83m x 2.80m)

Courtyard

A shared courtyard at first floor level provides access to both residential units. There is a covered store area.

PRICE INCLUDES

- Curtains, carpets and light fittings

SPECIAL FEATURES

- Recently upgraded
- Spacious accommodation
- Central location

SERVICES

Main drain, electricity and water.

APPLIANCES INCLUDED

- Hotpoint hob
- Whirlpool oven
- Extractor fan

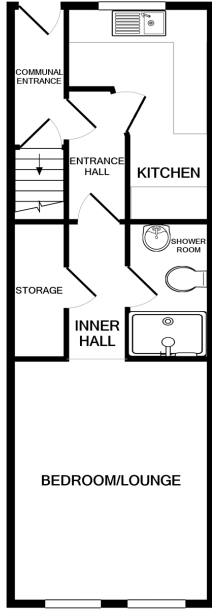
SCHOOL CATCHMENT

- Vauvert Primary School
- Mare de Carteret High School

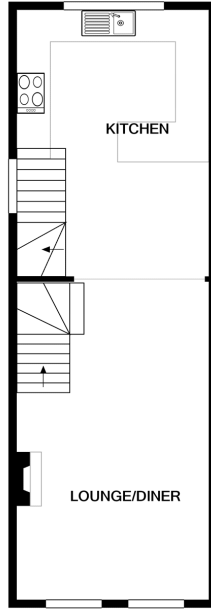
FLOORPLAN



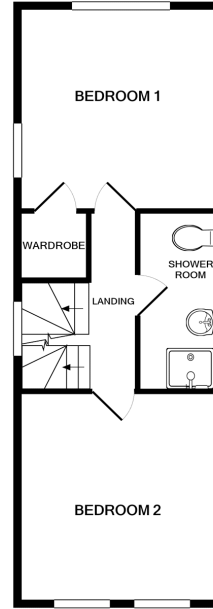
GROUND FLOOR



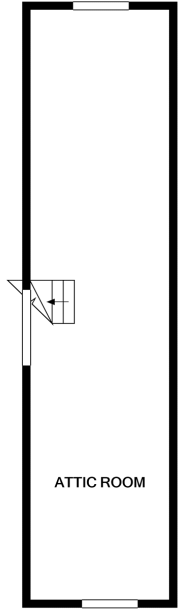
1ST FLOOR



2ND FLOOR



3RD FLOOR



ATTIC

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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