



Local Market

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Est 1879

LOVELLS



Sole Agent



## £247,500 St Peter Port

Flat 1  
10 Pedvin Street

Immaculately presented apartment  
Large open plan living areas  
Rooftop views & small rear courtyard  
Central town location  
On-street parking nearby  
Viewing highly recommended



2 Bed(s)



1 Bath(s)



0 Car(s)



Perry's Guide Ref: 5J9 TRP: 99



## Flat 1, 10 Pedvin Street, St Peter Port

This centrally located apartment is surprisingly large, has been tastefully decorated by the current owners and is presented immaculately. The accommodation comprises a galley kitchen, which opens to a good sized dining area, a large bright living room, one double and one single bedroom and a family bathroom. The property further benefits from good storage areas, rooftop views from the French windows at the front and a small rear courtyard. Parking is on-street and nearby, with residential permits available. Viewing highly recommended.

### Entrance Hallway

17'5 x 6'7 (5.31m x 2.01m) Hardwood flooring. Fireplace with granite effect surround and electric fire. Doors to:

### Lounge

19'4 x 12'4 (5.89m x 3.76m) Window to front. Hardwood flooring. French double doors to front with Juliet balcony and two windows above. Built-in floor to ceiling storage cupboards. Opening to entrance, kitchen and dining areas.

### Kitchen/Dining Area

26' x 6'2 min (7.92m x 1.88m min) Hardwood flooring. Fitted with a range of dark wood wall and base units with a stone effect laminate work surface over. Appliances include: Stoves integrated stainless steel oven, four ring gas hob, integrated stainless steel microwave oven, Beko fridge, Electrolux mini freezer, Bosch freestanding slimline dishwasher, Hotpoint Aqualtis washing machine and Zanussi tumble dryer.

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### Bedroom 1

18'10 x 10'4 (5.74m x 3.15m) Exposed white painted floor boards. Half glazed door to side giving access to small outside area. Built-in floor to ceiling wardrobes. Glass fronted book shelves.

### Internal Hall

11'9 x 3'1 (3.58m x 0.94m) Dark tiled flooring. Cupboard housing Solar gas boiler. Half glazed stable door leading to outside area. Doors to:

### Bathroom

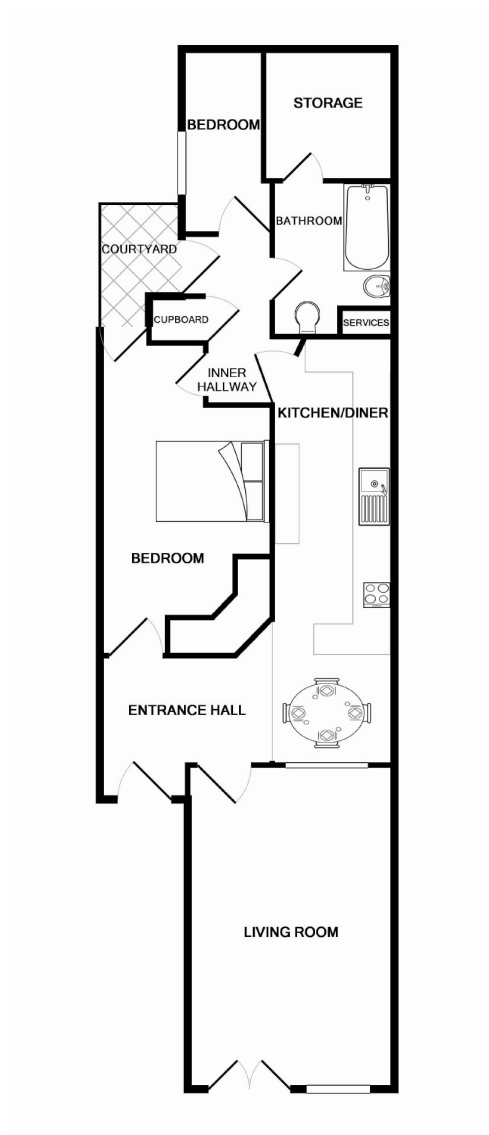
7'9 min + 9'10 max x 3'1 (2.36m min + 3.00m max x 0.94m) 'L' Shaped. Dark tiled flooring. Storage cupboard. White three piece suite comprising bath with shower over and retractable glass shower screen, low flush WC with concealed cistern and wash hand basin.

### Bedroom 2

11'3 x 4'9 (3.43m x 1.45m) Window to side. Built-in wardrobe.

### Exterior

The property is accessed via a communal staircase. There is a small outside area at the rear.



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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### Fittings

All fitted flooring, curtains, blinds, light fittings and the appliances as listed are included in the sale.

### Services

Mains electricity, water and drainage. Gas central heating.

### Directions

Travelling from Trinity Square, enter Pedvin Street and No 10 is approximately three quarters along on the right hand side.

### Possession

By arrangement.

### Viewing

Strictly by appointment with Lovell & Partners.

### Further Information

If you would like any further information or wish to view the property please contact us on 01481 723636

### Opening hours

Monday to Friday - 8.45am to 5.00pm

Saturday - 9.30am to 1.00pm

Viewings out of hours by prior arrangement

### Disclaimer

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