

## 11 Phoenix Way

St. Peter Port

**£375,000**



LISTING

**For Sale**

TYPE

**House**

MARKET

**Local Market**

PARISH

**St. Peter Port**

BEDROOMS

**2**

BATHROOMS

**1**

**Interested? Contact Andy Biggins**

07781 108846  
andy@maison.gg

## DESCRIPTION

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This smart maisonette forms part of a well regarded development in a convenient location close to the amenities of Admiral Park and within easy reach of the Town centre.

Well maintained by the current owners and well looked after by the current tenants, the property is available with vacant possession and represents a great starter home, or alternatively an excellent tenant in situ would be happy to remain in the property for any possible investors.

The property entrance is at second floor level and has a large lounge, well equipped kitchen and bedroom with stairs leading to the third floor double bedroom with bathroom.

The property is offered with one parking space.

£183 per month and £45 management fee

## PROPERTY DETAILS

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### MEASUREMENTS

Second floor:

Lounge 3.7m x 3.7m

Kitchen 3m x 1.8m

Bedroom 3.8m x 2.2m

Hall 3.8m max x 2.2m max and 1m min x 0.9m min

First floor:

Landing 1.9m x 0.9m

Shower room 2.4m x 1.7m

Bedroom 4.9m x 4.1m

### APPLIANCES

Hotpoint washing machine

Neff hob

Neff oven

Neff fridge

Neff freezer

Neff extractor

### HEATING

Gas central heating

### DRAINAGE

Mains drains

### PARKING

Yes

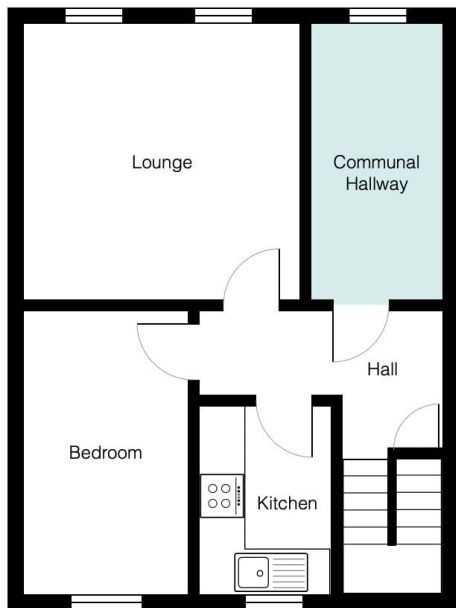
# PHOTOS



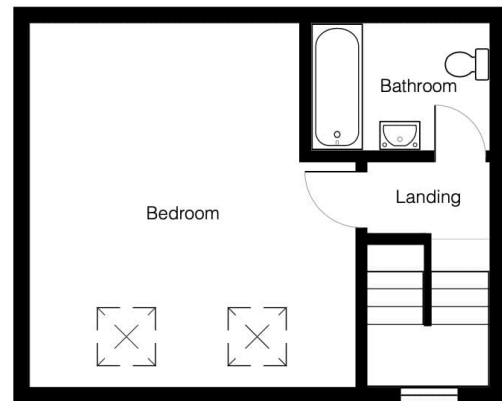




## FLOORPLAN



Second floor



Third floor