

LOCAL MARKET FOR SALE

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Est 1879

LOVELLS



Flat 2, 3 Allez Street £179,000

3 Allez Street, St. Peter Port, GY1 1NG
Perry's Guide Ref: Town 5I TRP: 63

- First floor one bedroom flat
- Spacious lounge and a good size bedroom
- En-suite shower room
- Situated a short walk from town
- Available with tenant in situ or vacant possession
- Current income per annum £10,200



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BEDROOM(S)



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BATHROOM(S)



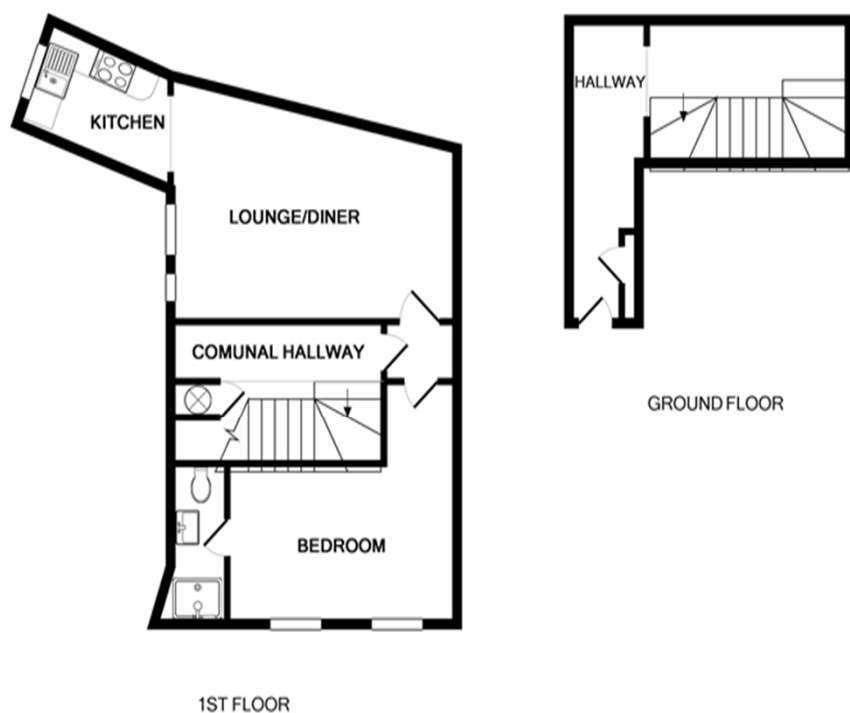
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PARKING

Flat 2, 3 Allez Street

£179,000

A smart first floor flat located within a block of three within easy walking distance of the town centre. Accessed over a secure communal hallway, the accommodation comprises entrance lobby, spacious lounge/diner, kitchen, a good size double bedroom and an en-suite shower room. This property would suit a first time buyer or would be perfect as an investment opportunity as it is currently achieving 5.6% yield per year. Viewings are highly recommended.



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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Directions

Travelling up St Julians Avenue past St James, continue up past Elizabeth College, taking the third left hand turn into Havilland Street and then right into Allez Street. No 3 is the second on the right hand side.

Entrance Lobby: 3'8 x 3'3

Lounge/Diner: 16'5 x 14'3 max

Kitchen: 8'5 x 5'9

Bedroom: 11'8 x 9'3

En-Suite Shower Room: 5'7 x 3'

Fittings

All fitted flooring, the curtains, blinds, light fittings and the kitchen appliances as fitted.

Services

Mains electricity water and drainage. Electric central heating and double glazing. No service charge.

Possession

By arrangement.

Viewing

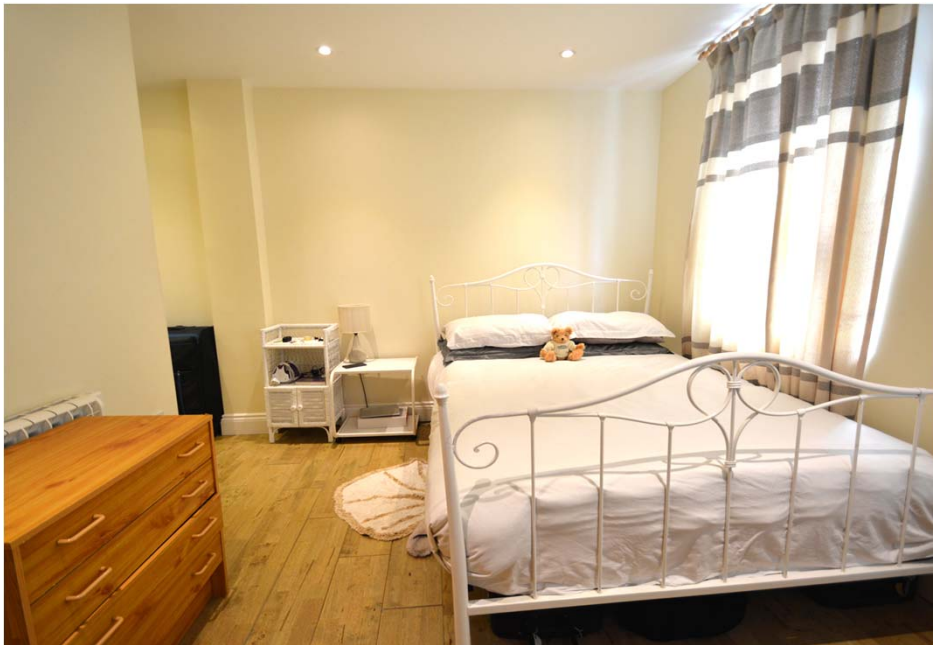
Strictly by appointment with Lovell & Partners.

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
Saturdays and out of hours by prior arrangement



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