

STYLISH FIRST FLOOR APARTMENT WITH PRIVATE OUTSIDE AREA AND PARKING

This immaculate first floor apartment includes allocated parking for 1 car plus the benefit of a private enclosed outside area including garden shed. The property has its own entrance and is light and airy throughout. The accommodation comprises: entrance lobby with stairs to first floor, 3 piece bathroom, double bedroom and a large living room with bay window to front incorporating a fitted kitchen with all appliances. An additional feature is the large floored and carpeted attic with velux window and pull-down ladder providing excellent additional storage facilities.

LOCAL MARKET SALE

£380,000

- 1 Bedroom
- 1 Bathroom
- Parking for 1 car
- Outside area and shed
- Large carpeted attic storage area

TRP: 66

Perry's Ref: 2B2

What3Words: recycles.blessing.contention





Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques, St. Sampson, Guernsey, GY2 4HW

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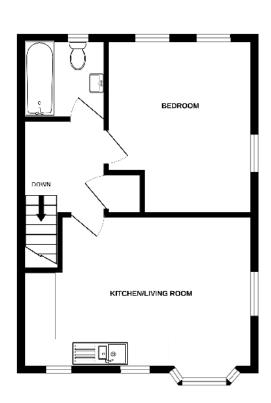








GROUND FLOOR



Whits every effections been made to ensure the accuracy of the floorplan contained been crease retrieve of doors, whitevar, means are any other term are conditioned and no responsibility to been fairly exception or an information. The lines in all illustrates and once the surface of an other services and by any, prospectible purchases. The services is operated and once shown take not been recast and no guarante and the services is operated and once the other services.

Rooms:

Entrance Lobby: $1.70 \times 1.57 \text{ m } (5'7'' \times 5'2'')$ Landing: $2.18 \times 1.96 \text{ m } (7'2'' \times 6'5'')$ Bathroom: $2.26 \times 1.85 \text{ m } (7'5'' \times 6'1'')$ Bedroom: $3.61 \times 3.38 \text{ m } (11'10'' \times 11'1'')$ Living Room: $6.02 \times 3.96 \text{ m } (19'9'' \times 13')$



SERVICES: Mains electricity, water, drainage. Electric central heating.

VIEWING: By appointment through Carré Property Limited.

APPLIANCES: Neff fridge, Neff freezer, Neff washer/dryer, Neff slimline dishwasher, Neff oven, Ceramic hob,

extractor fan.

PLEASE NOTE:

These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.



Carré Property Limited

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REGISTERED NUMBER: 50986

