

**SOLE
AGENT**



Flat 2, Maitland

Vale Road, St. Sampson's, Guernsey, GY2 4DP

 x2  x1 **PERRYS 10 C4 TRP 79**

- Two bedroom garden apartment
- Convenient location close to Bridge & Town
- Well proportioned accommodation
- Light filled kitchen/dining/living room
- West facing courtyard garden
- Two rented parking spaces on site

£380,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Flat 2, Maitland

A great opportunity to purchase a two bedroom ground floor garden apartment in a convenient location within easy reach of The Bridge and St Peter Port. 'Flat 2 Maitland' offers well proportioned accommodation with two double bedrooms serviced by a three piece bathroom, and a bright and spacious kitchen/dining/living room opening onto a sunny west facing courtyard garden. With the added benefit of two rented parking spaces available on site, this is a great low maintenance down-size or first time buy and early viewing is highly recommended.

ACCOMMODATION COMPRISING

Communal Entrance Hall

Entrance Hall

14'2" x 3'10" (4.32m x 1.17m)

Utility cupboard housing washing machine and tumble dryer.

Inner Hallway

24' x 2'9" (7.32m x 0.84m)

Bathroom

5'7" x 3'10" (1.7m x 1.17m)

Bedroom 2

9'9" x 9'2" (2.97m x 2.8m)

Bedroom 1

10' x 9'9" (3.05m x 2.97m)

Kitchen / Dining / Living Room

16' x 13' (4.88m x 3.96m)

The kitchen area is fitted with a range of white wall and base units with laminate work surfaces above incorporating 1 1/2 bowl stainless steel sink and drainer. Sliding door leads to the rear.

Rear

Where there is a sunny west facing courtyard garden with a decked terrace and an Astro-turf lawn and a small wooden storage shed. A gate leads from the garden area down a communal path where there is rented parking for two cars.

Appliances

Cooke & Lewis electric oven and hob, extractor fan, Beko fridge/freezer, Zanussi washing machine, Hoover tumble dryer.

TRP: 79

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage.

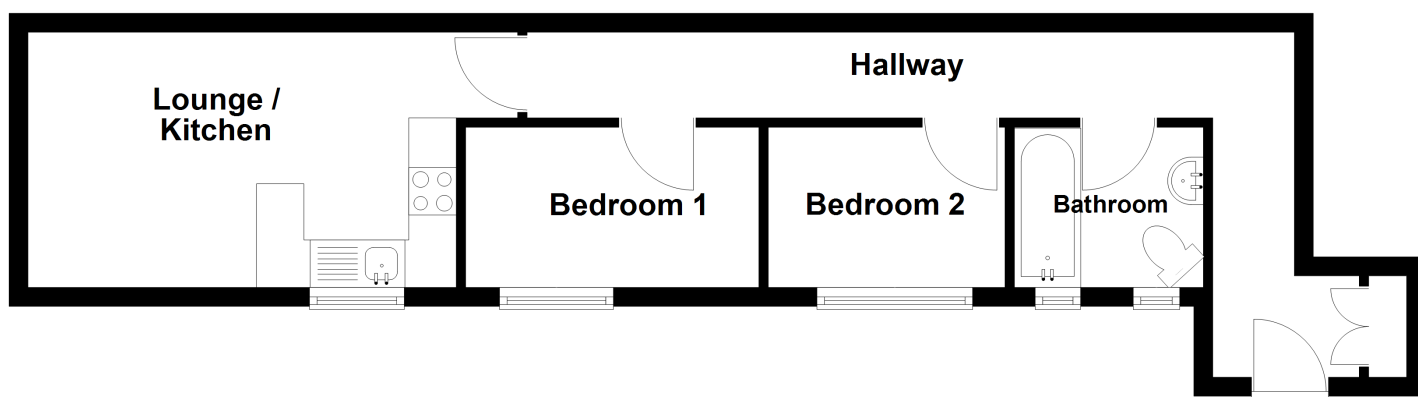
Gas fired central heating.

Construction: Single block thermoboard. uPVC double glazed windows.

Price includes: Carpets, curtains, light fittings and appliances as listed.



Ground Floor



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