

SOLE
AGENT



Apt 12, Les Residences

Rue de La Saline, Castel, Guernsey, GY5 7UZ

 x2  x2 **PERRYS 8 A4 TRP 110**

- Superb modern apartment, just 10 years old
- Located in the heart of Cobo Village
- Two bedrooms and two bath / shower rooms
- Large lounge and stylishly fitted kitchen
- Separate utility room & Neville Johnson fitted study

- Parking for two cars
- Two secure storage rooms
- Lovely views across Mare de Carteret playing fields

£725,000

LOCAL MARKET

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





About Apt 12, Les Residences

Apartment 12 forms part of the highly regarded Les Residences development, located within the heart of Cobo Village and offering panoramic views across Mare de Carteret playing fields. Built just ten years ago, the apartment has been finished to a superb specification throughout and offers two bedrooms and two bath / shower rooms, a lovely large lounge and a stylishly fitted kitchen complete with an extensive range of Nolte units and Corian worksurfaces. Completing the accommodation internally is a separate utility room and Neville Johnson fitted study, whilst externally there is parking for two cars, two secure storage rooms, and a private terrace enjoy the best of the aforementioned playing fields views. A delightful, low maintenance home in a much sought after and highly popular location.

ACCOMMODATION COMPRISING

Entrance Hall

24'10" (7.58) x 8'5" (2.57) max & 4'6" (1.37) min
Bonsai wood flooring. Storage cupboard incorporating hard wired ethernet system and rack for sound system together with Rako lighting system.

Study

11'2" x 7'2" (3.4m x 2.18m)
A highly stylish room laid to Bonsai wood flooring and fitted with an extensive range of Neville Johnson fittings to include open disk area, low height storage and open shelving over. Window to side.

Separate WC

5'9" x 3'1" (1.75m x 0.94m)
Laid to Bonsai wood flooring and incorporating a smart two piece white suite of wall mounted wash hand basin and concealed low flush wc.

Bedroom 2

13'10" x 10'7" (4.22m x 3.23m)
Fitted double wardrobes. Windows to side and rear.

Ensuite Bathroom

7'1" x 5'9" (2.16m x 1.75m)
Stylish three piece white suite of twin ended bath with hand held shower over, wall mounted wash hand basin in vanity unit with storage cupboards below and concealed low flush wc. Tiled walls and floor. Window to side.

Bedroom 1

18' (5.49) max & 7'10" (2.4) min x 13'8" (4.16) max & 4'8" (1.41) min
Six door run of fitted wardrobes together with matching dressing table and bedside cabinets. Window to rear. uPVC double glazed sliding patio door, with fixed side screen, giving an outlook over and access onto a large terrace enjoying a panoramic aspect across Mare de Carteret playing fields.

Ensuite Shower Room

9'3" x 7'2" (2.82m x 2.18m)
Highly stylish suite of large walk-in

shower area, wall mounted wash hand basin set in vanity unit with storage cupboards below and low flush wc. Fully tiled walls and floor. Window to rear.

Utility Room

6'6" x 4'8" (1.98m x 1.42m)
Fitted with a run of Nolte wall and base units with Corian work surfaces over incorporating Franke stainless steel sink. Tiled floor. Door to...

Pantry

6'1" x 2'7" (1.85m x 0.79m)
Tiled floor. Access to underfloor heating manifolds.

Lounge

20'3" x 14' (6.17m x 4.27m)
A delightful room laid to Bonsai wood flooring and enjoying two sets of sliding doors which give access onto the adjacent terrace, all providing panoramic views across Mare de Carteret playing fields. Space for dining table. Opening into...

Kitchen

15'5" x 7'9" (4.7m x 2.36m)
Laid to Bonsai wood flooring and providing a highly stylish range of Nolte cream base and wall units with Corian work surfaces over incorporating 1½ bowl Franke sink. Window to side overlooking the terrace and Mare de Carteret playing fields.

OUTSIDE

Front

The property is approached through an electrically operated gate which in turn leads onto an allocated parking area for two spaces to one side of the development. At carpark level is a communal bike store and alongside of the parking area a door gives access to the communal entrance hall leading to the apartments a from where a staircase and lift leads to the first floor level within which 'Apartment 12' is situated. There are two further secure storage lockers, one at ground floor level and another at first floor level for the exclusive use of Apartment 12.

Terrace

Running alongside of the Lounge, Kitchen and Bedroom 1 is a large paved terrace, all of which enjoys a panoramic aspect over Mare de Carteret playing fields.

Appliances

Siemens electric oven, Siemens warming drawer, Siemens combination oven/microwave, Siemens hob, Falmec extractor fan, Siemens dishwasher, Liebherr fridge/freezer, Siemens washing machine, Siemens tumble dryer.

TRP: 110

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

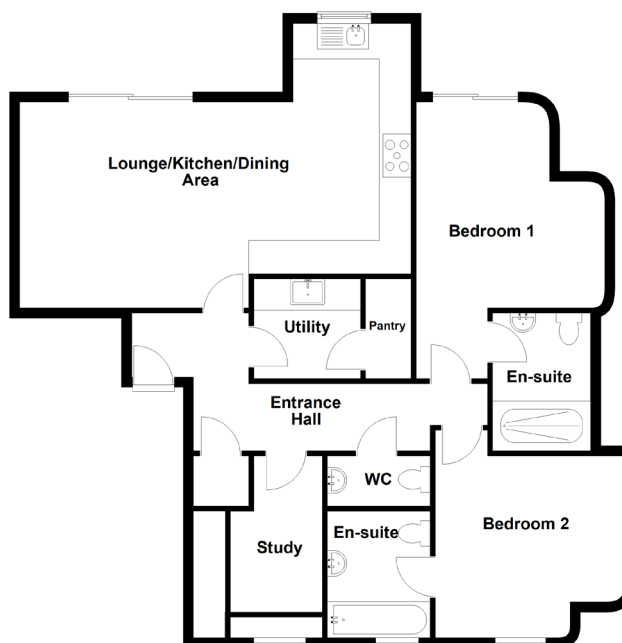
Services: Mains water, electricity and drainage. Full wet electric underfloor heating.

Construction: Cavity construction, built 10 years ago. uPVC double glazed windows. uPVC fascias and soffits.

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

Service charge: £496 per month.

Floor Plan



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