

**SOLE  
AGENT**



### **Apartment 3G St. Marys Court**

Rue Piette, Castel, Guernsey, GY5 7AA

 x1  x1 **PERRYS 15 H5 TRP 89**

- Smart ground floor apartment
- One bedroom and bathroom
- Good size lounge and separate kitchen
- Communal gardens on three sides
- Tandem parking for two cars
- Well regarded development in quiet yet convenient location

**£420,000**

**LOCAL MARKET**

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## About Apartment 3G St. Marys Court

This lovely ground floor apartment is tucked away in the corner of this well regarded development, which is located in a quiet and yet convenient location situated alongside of Castel Church. Overlooking the beautifully maintained gardens on three sides, it provides spacious one bedroom accommodation together with parking for two cars. A lovely low maintenance home or investment.

### ACCOMMODATION COMPRISING

#### Communal Entrance Hall

Wooden door to Apartment 3 G, located on the Ground Floor.

#### Entrance Hall

14'7" (4.45) x 7'5" (2.25) max & 4'4" (1.32) min

#### Walk-In Storage Cupboard

5'8" x 5' (1.73m x 1.52m)

#### Bathroom

9'4" x 8'1" (2.84m x 2.46m)

Three piece white suite of bath with shower over, pedestal wash hand basin and low flush wc. Wood effect flooring. Window to front. Airing cupboard incorporating gas fired central heating boiler.

#### Bedroom

12'9" x 11'5" (3.89m x 3.48m)

Three door run of wardrobes. Window to side.

#### Lounge

17'8" x 12'8" (5.38m x 3.86m)

Incorporating electric feature fireplace set on granite hearth with matching inset and surround. Window to side and a pair of uPVC glazed doors giving outlook over, and access onto, the attractive communal lawned gardens to rear.

#### Kitchen / Dining Room

12'8" x 9'9" (3.86m x 2.97m)

Fitted with a comprehensive run of medium oak base and wall units with granite effect work surfaces over incorporating 1½ bowl, single drainer stainless steel sink. Space for table. Window to rear providing attractive aspect over the gardens.

#### OUTSIDE

##### Front

The property is approached over a wide driveway which leads onto a dedicated parking area where there are two spaces in tandem in respect of Apartment 3G.

##### Communal Gardens

From the parking area a pathway winds its way through communal gardens to the apartment housing Apartment 3G. These garden wrap around the property on three sides, providing a highly attractive backdrop.

##### Appliances

Neff stainless steel electric double oven, Bosch halogen hob, extractor fan, AEG freezer, Neff fridge, AEG dishwasher (broken), Hotpoint washing machine, Hotpoint tumble dryer.

TRP: 89

**Viewing:** BY APPOINTMENT

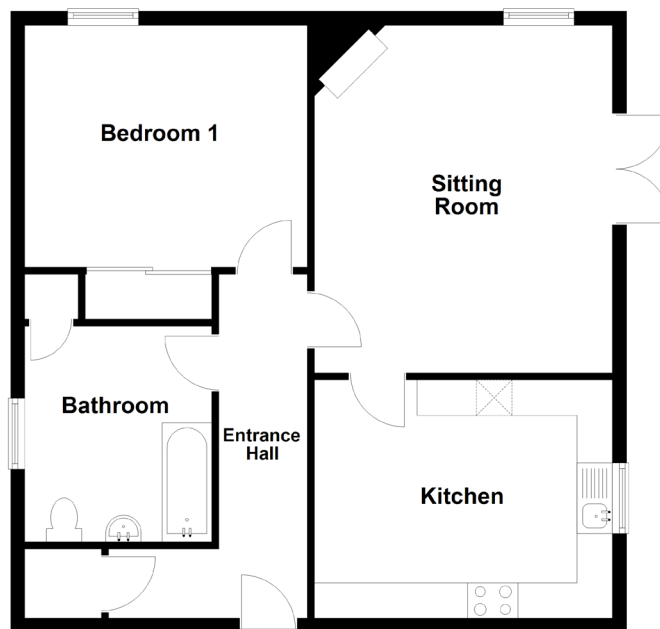
**Possession:** BY ARRANGEMENT

**Services:** All mains. Full gas fired central heating. Service charge of £620 per quarter.

**Construction:** Cavity. uPVC double glazed windows. uPVC fascias and soffits.

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

### Ground Floor



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