



## Apt 1, Maison Hougue Jehannet

Hougue Jehannet, Vale, Guernsey, GY3 5UF

 x2  x1 **PERRYS 11 F2 TRP TBC**

- Located on the ground floor
- One allocated parking spot
- Two bedroom apartment
- South-facing communal garden
- Close to amenities

**£315,000**

**LOCAL MARKET**

**swoffers**

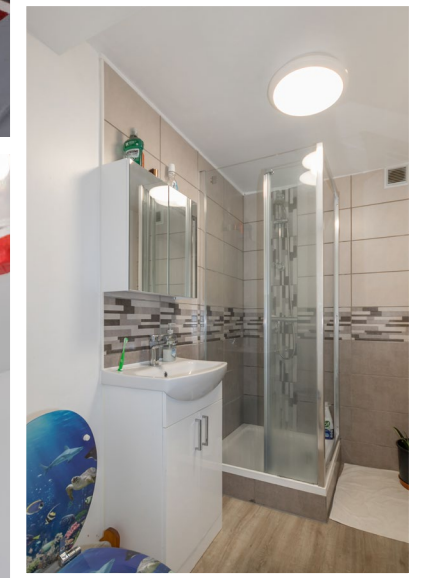


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**01481 711766**

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





## About Apt 1, Maison Hougue Jehannet

Apartment 1 is a two bedroom residence nestled on the ground floor of a charming Guernsey property which has been converted into 5 units. Situated in a well-connected area and just short walk from the local amenities of The Bridge, Apartment 1 combines charm and convenience. A communal south-facing garden and an allocated parking space complete what is on offer. Perfect for first time buyers or investors.



### ACCOMMODATION COMPRISING

#### Living Room

17'1" x 10'11" (5.2m x 3.33m)  
Dual aspect. Slightly vaulted ceilings.

#### Inner Hall

15'8" x 2'9" (4.78m x 0.84m)  
Cupboard housing the hot water cylinder.

#### Kitchen

8'6" x 6'3" (2.6m x 1.9m)  
Fitted with a range of grey gloss wall and base units with granite effect work surfaces over. Part tiled splashbacks. Window.

#### Bedroom 2

9'4" x 7'5" (2.84m x 2.26m)  
Window overlooking the car park. Built-in wardrobe space.

#### Shower Room

7'10" x 4'10" (2.4m x 1.47m)  
Fitted with a three piece suite of wash hand basin, shower and W.C.

#### Bedroom 1

12'2" x 9'7" (3.7m x 2.92m)  
Duals aspect.

#### OUTSIDE

##### Front

Where there is a communal garden which is partly laid lawn and tarmac.

##### Rear

The flat is one of five apartments in the building. The property is approached over a tarmac parking area where there is one allocated parking space for Flat 1.

#### Appliances

Cooke & Lewis oven, Cooke & Lewis induction hob, Samsung extractor fan, LG washer/dryer, Liebherr freestanding fridge/freezer.

TRP: TBC

Viewing: BY APPOINTMENT

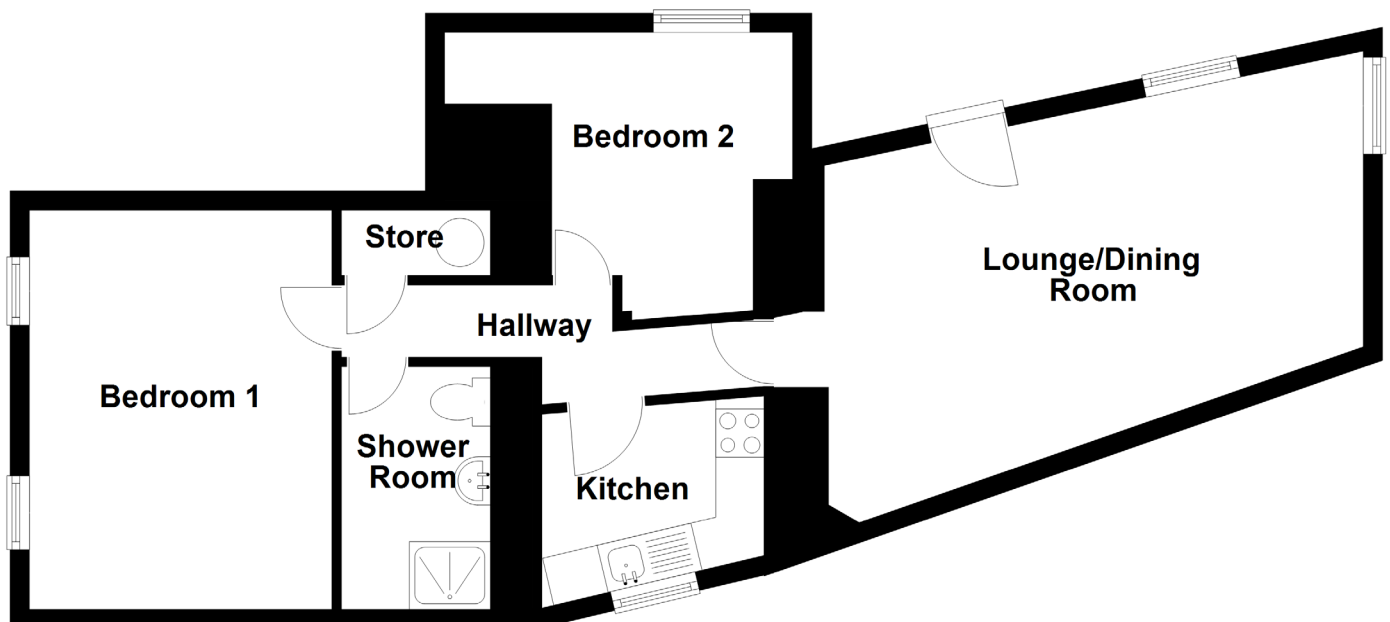
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric heating.

Construction: Granite. uPVC double glazed windows.

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

### Ground Floor



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