

**SOLE
AGENT**



4, Northerners Hall

Commercial Road, St. Sampsons, Guernsey,
GY2 4QP

 x2  x1 **PERRYS 11E3 TRP 97**

- Two bedroom apartment
- Fully renovated and converted in 2011
- Top floor of development
- Tucked down quiet lane, yet in heart of Bridge
- Lovely light and airy lounge with kitchen alongside
- Close to Bridge amenities

£385,000

LOCAL MARKET

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





About 4, Northerners Hall

The result of a stylish conversion in 2011, this lovely apartment forms part of 6 units within an attractive building tucked away down quiet lane, in the heart of the Bridge and Marina. Situated on the top floor, it provides two double bedrooms, each with wardrobes, a three piece bathroom, and a good size lounge with well fitted kitchen alongside. The property also has access to a large, boarded loft space. The Bridge amenities are one minute's walk away.

ACCOMMODATION COMPRISING

Stairs to first floor. Door to Apartment 4.

Entrance Hall

9'10" x 3'11" (3m x 1.2m)

Large storage cupboard. Loft hatch giving access to a large loft space.

Bedroom 1

14'1" x 10'10" (4.3m x 3.3m)

Velux window providing aspect to the rear. Two large built-in cupboards.

Bedroom 2

12'2" x 11'6" (3.7m x 3.5m)

Built-in storage. Velux window to rear.

Bathroom

8'6" x 6'11" (2.6m x 2.1m)

Fitted with a three piece suite. Fully tiled.

Lounge / Diner

18'4" x 17'9" (5.6m x 5.4m)

Two Velux windows providing aspect over the front.

Kitchen

19'4" x 8'2" (5.9m x 2.5m)

Fitted with a range of wall and base units with work surface over incorporating sink and drainer. Tiled splashback.

Appliances

Hotpoint hob, integrated Hotpoint oven, Zanussi washing machine, Candy tumble dryer, Integrated Hotpoint fridge/freezer.

TRP: 97

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

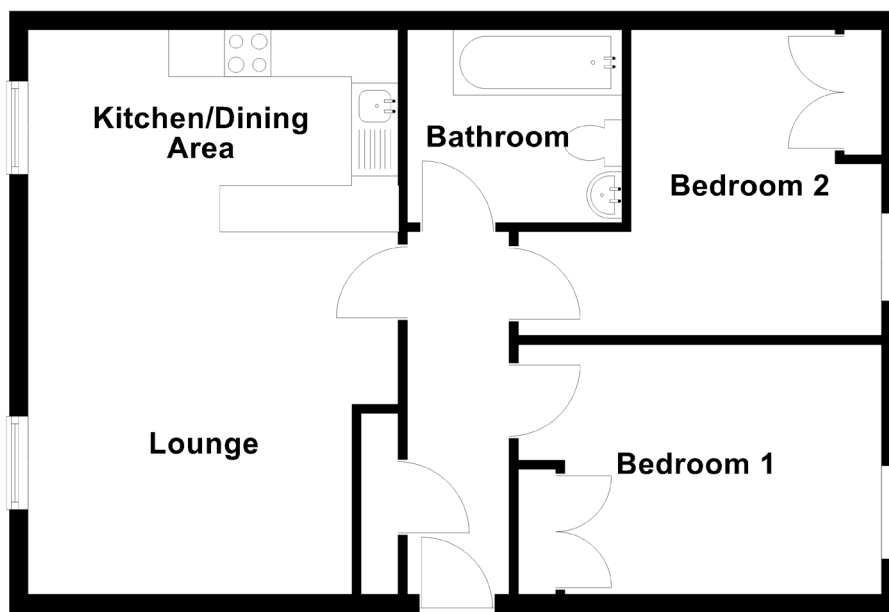
Services: Mains water, electricity and drainage. Electric heating.

Construction: A mix of wood single glazed and uPVC double glazed windows.

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

Service charge: £110 per month (covers maintenance and block insurance).

First Floor



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