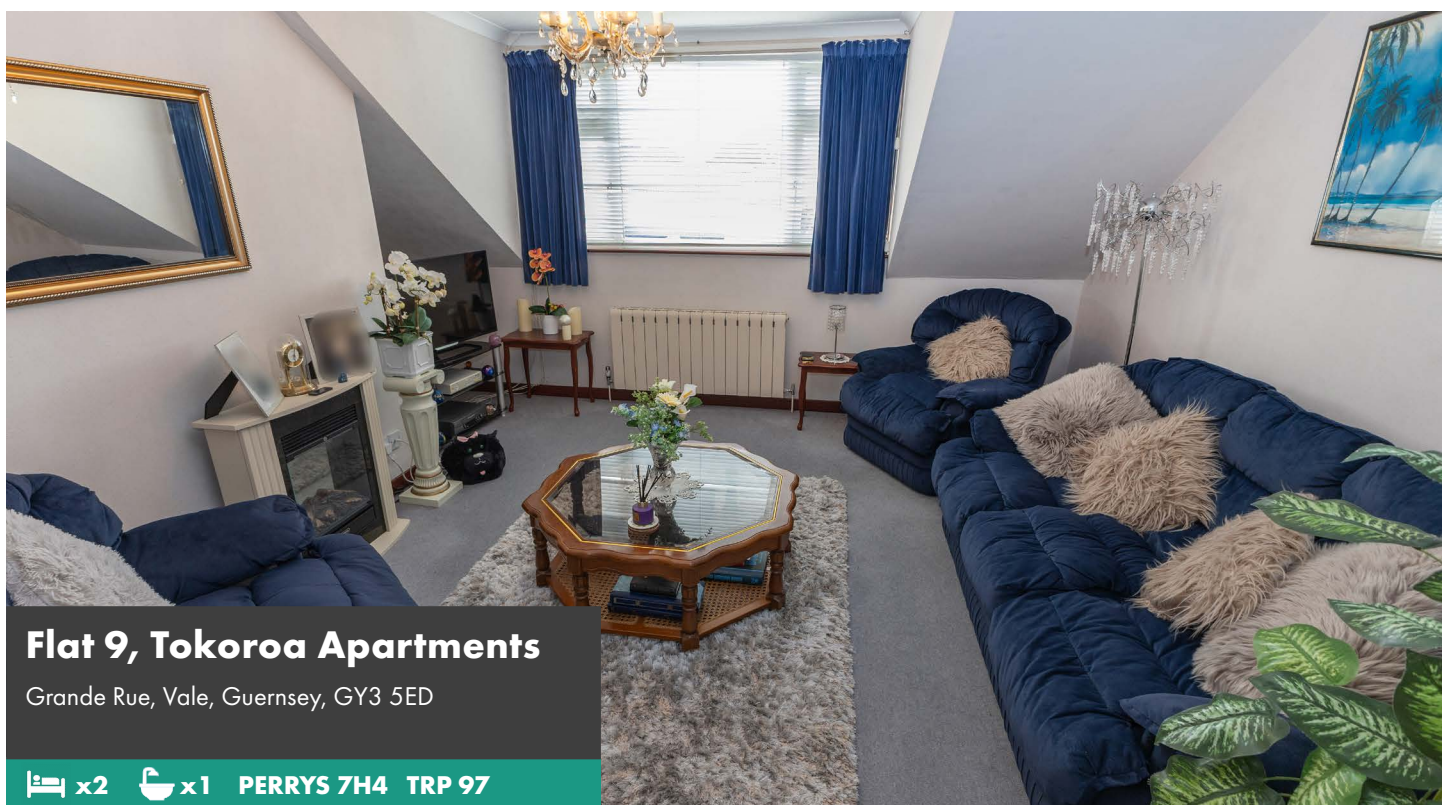


**SOLE  
AGENT**



## Flat 9, Tokoroa Apartments

Grande Rue, Vale, Guernsey, GY3 5ED

 x2  x1 **PERRYS 7H4 TRP 97**

- Spacious first floor apartment
- Well regarded development in North of the island
- Well proportioned kitchen/lounge/dining room
- Four piece bathroom
- Parking for two cars
- Communal gardens

**£390,000**

**LOCAL MARKET**

**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

**01481 711766**

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





## About Flat 9, Tokoroa Apartments

A spacious first-floor apartment within a highly regarded development in the north of the island. Ideally situated just a short stroll from Bordeaux Harbour and within easy reach of local amenities, 'Flat 9 Tokoroa Apartments' provides well-balanced and versatile living space. At the heart of the home is a well proportioned lounge/dining room that flows seamlessly into a fitted kitchen, creating an ideal space for both everyday living and entertaining. The accommodation currently comprises a double bedroom with extensive built-in storage, a four-piece bathroom, and a separate sitting room which was previously used as the principal bedroom, offering flexibility to suit a variety of needs. Whilst the apartment is immaculately presented throughout, it would benefit from cosmetic updating. Externally, the property benefits from, parking for two vehicles and a communal garden.

### ACCOMMODATION COMPRISING

#### Communal Hall

Stairs to first floor landing shared with two other apartments.

#### Entrance Hall

4'11" x 4'9" (1.5m x 1.45m)

#### Inner Hallway

8'6" (2.59) (max) x 2'10" (0.87) (min) x 16'4" (4.99) (max) x 2'11" (0.9) (Min) L-shaped

#### Bathroom

11'3" (max) x 7' (3.43m (max) x 2.13m)

#### Bedroom 1

13'3" x 10'5" (4.04m x 3.18m)

#### Sitting Room / Bedroom 2

12'5" (3.79) (max to eaves) x 12'2" (3.7)

#### Lounge / Dining Room

17'7" x 11'4" (5.36m x 3.45m)

Sliding doors to...

#### Kitchen / Breakfast Room

11'5" x 9'6" (3.48m x 2.9m)

Fitted with a range of cream wall and base units with laminate work surfaces over incorporating 1½ bowl acrylic sink and drainer.

### OUTSIDE

#### Front

Property is approached by a driveway which extends to a parking area, there is parking for two cars. To the front of the development is communal gardens. At the rear of the development is a communal laundry.

#### Appliances

Range Master four ring gas hob, Zanussi electric oven and grill and Hotpoint fridge/freezer.

TRP: 97

Viewing: BY APPOINTMENT

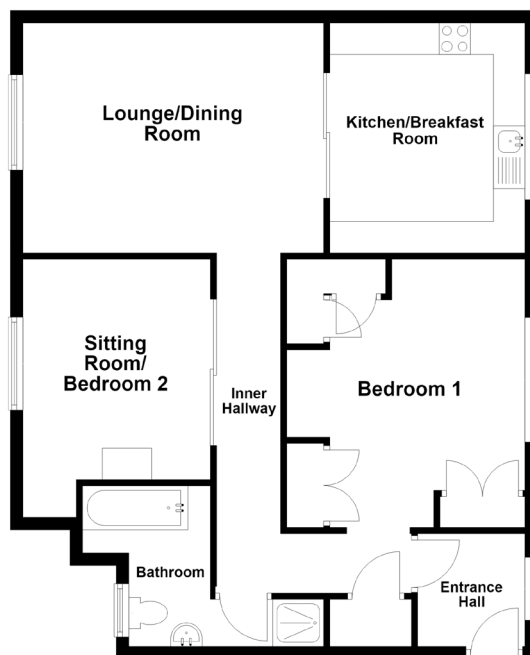
Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Gas central heating.

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

Service Charge: £200pm

Ground Floor



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.