

**SOLE
AGENT**



Les Picquets

5 Les Salles, Hautes Capelles, St. Sampson's, GY2 4GL

 x2  x2 **PERRYS 9G3 TRP 202**

- Stylish Maisonette
- Executive development
- Two bedrooms
- Two bath/shower rooms
- Allocated parking space and visitor parking
- Secure storage shed
- Low maintenance terrace

£540,000

LOCAL MARKET

swoffers



sales@swoffers.co.uk

01481 711766

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





About Les Picquets

'Les Picquets' is a stylish and low-maintenance maisonette, arranged over three floors within a highly regarded, exclusive development.

Benefitting from its own private entrance, the property offers well-proportioned accommodation, including two double bedrooms, two bath/shower rooms, and a separate WC. At its heart lies a well-equipped kitchen and an open-plan living space, thoughtfully designed for both relaxation and entertaining. Two sets of double doors open directly onto a private decked terrace, creating a seamless connection between indoor and outdoor living.

Further enhancing the appeal, the property includes an allocated secure parking space, additional visitor parking, generous loft storage, and a secure basement storage unit, completing this superb and convenient home.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

9'5" x 5'5" (2.87m x 1.65m)
Solid walnut flooring as laid.

Separate WC

6'2" x 3'3" (1.88m x 1m)
Solid walnut flooring as laid. Fitted with a two piece suite of wc and wash hand basin.

Kitchen / Living Area

23'2" (7.07) & 8'7" (2.61) x 15'9" (4.80) L-shaped Two sets of double doors leading out onto a decked area. Solid walnut flooring as laid. Fitted wall and base units including stainless steel sink and draining board. Glass splashbacks.

FIRST FLOOR

Landing

8'3" x 3'7" (2.51m x 1.1m)
Storage cupboard with washing machine.

Bathroom

9'7" x 7'2" (2.92m x 2.18m)
Fitted with a three piece suite of bath, wc and wash hand basin set into vanity unit with mirrored cabinet over. Tiled floor and walls.

Bedroom 2

13'5" x 9'7" (4.1m x 2.92m)

Ensuite Shower Room

9'1" x 5'3" (2.77m x 1.6m)
Fitted with a three piece suite. Tiled floor and walls.

SECOND FLOOR

Landing

7'1" (2.16) x 11'7" (3.52) into eaves
Access to floored loft.

Bedroom 1

15'10" x 14'8" (4.83m x 4.47m)
Alcove area perfect for wardrobes.

OUTSIDE

Front

Access to the property through wrought iron gates, across a short gravelled and cobbled walkway to the front door. Video entry system.

Side

Access to enclosed terrace from the lounge. Newly laid decking.

Rear

Access to the underground garage where there is an allocated parking space and your personal secure storage shed. Visitor parking is available on site.

Appliances

Integrated Neff oven, Cooke & Lewis hob, Franke extractor fan, Neff dishwasher, Hotpoint washing machine, Neff fridge/freezer.

TRP: 202

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

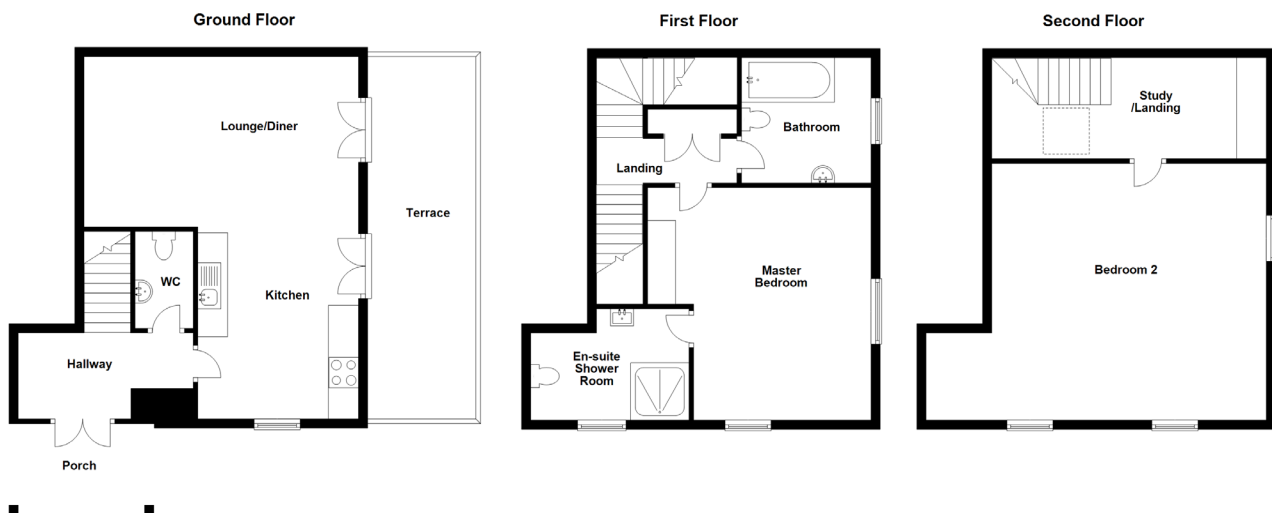
Services: Mains electricity, water and drainage.

Electric underfloor heating on the ground floor and in the bathrooms. Electric radiators upstairs

Construction: Granite (lined). uPVC double glazed windows.

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

Service charge: £160 per month.



swoffers



sales@swoffers.co.uk

01481 711766

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

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.