



Top Floor Apartment Bevlyn

Les Osmonds, St Sampsons, GY2 4GG

 x2  x1 **PERRYS 10A4 TRP TBC**

- Spacious two bedroom apartment
- Peaceful rural location in the north of the island
- Excellent reception space
- Large master bedroom with terrace & dressing room
- Enclosed garden & plenty of parking

£525,000

LOCAL MARKET

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About Top Floor Apartment Bevlyn

Situated in a peaceful rural location in the north of the island, Top Floor Flat, "Bevlyn" is a spacious and recently renovated apartment offering bright, well-proportioned accommodation throughout. At the heart of the home is a generous lounge/dining room, providing an inviting space for both relaxation and entertaining, complemented by a fitted kitchen and modern three-piece bathroom. The property features two bedrooms, including an impressive principal bedroom with a large dressing room and direct access to its own private terrace, creating a wonderful retreat to enjoy the surrounding tranquillity. Presenting an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home, this attractive apartment is sure to appeal and early viewing is highly recommended.



ACCOMMODATION COMPRISING

Entrance Hall

5'1" x 4'3" (1.55m x 1.3m)
Steps up to...

Inner Hallway

9'7" x 4'10" (2.92m x 1.47m)

Bathroom

9'4" x 6'5" (2.84m x 1.96m)

Kitchen

14'6" x 9'5" (4.42m x 2.87m)

Fitted with a range of medium wood wall and base units with laminate work surfaces above incorporating 1½ bowl sink and drainer.

Lounge / Dining Room

19'9" x 19'4" (6.02m x 5.9m)

Inner Hall

3'4" x 2'11" (1.02m x 0.9m)

Bedroom 2

11'9" x 9'10" (3.58m x 3m)

Bedroom 1 Dressing Room

11'9" x 7'7" max (3.58m x 2.3m max)

Bedroom 1

17'3" (5.27) x 15'1" (4.59) eaves to eaves

OUTSIDE

Front

The property is approached over a private road which extends onto an allocated parking area where there is parking for numerous cars. From the parking area 'Top Floor Apartment Bevlyn' has access to its garden which is bounded by wood fencing.

Side

From the side of the property steps lead up to a terrace providing a lovely open aspect and with direct access through double doors to bedroom 1.

Appliances

Cooke & Lewis induction hob, stainless steel extractor fan, Creda electric oven and grill, Neff integrated microwave, Hotpoint washing machine, Homark fridge/freezer.

TRP: TBC

Viewing: BY APPOINTMENT

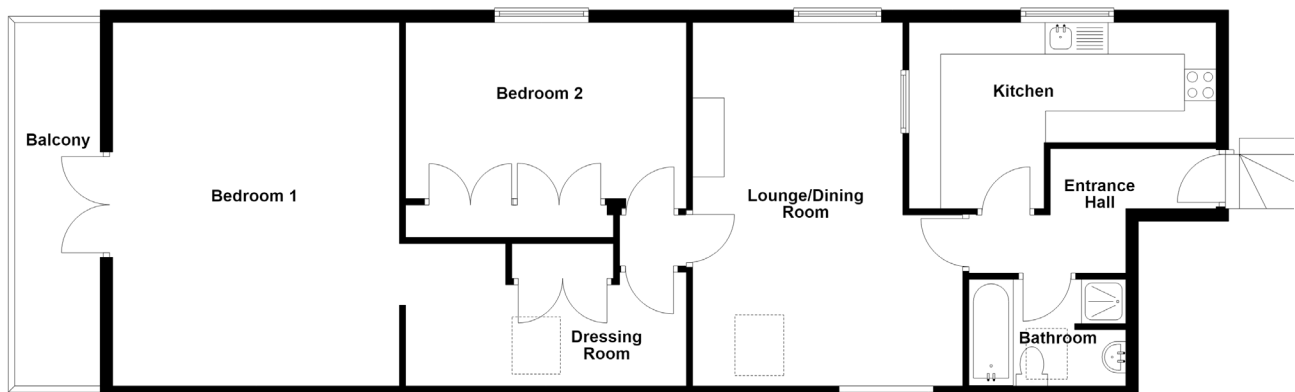
Possession: BY ARRANGEMENT

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

Construction: uPVC double glazed windows.

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

First Floor



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