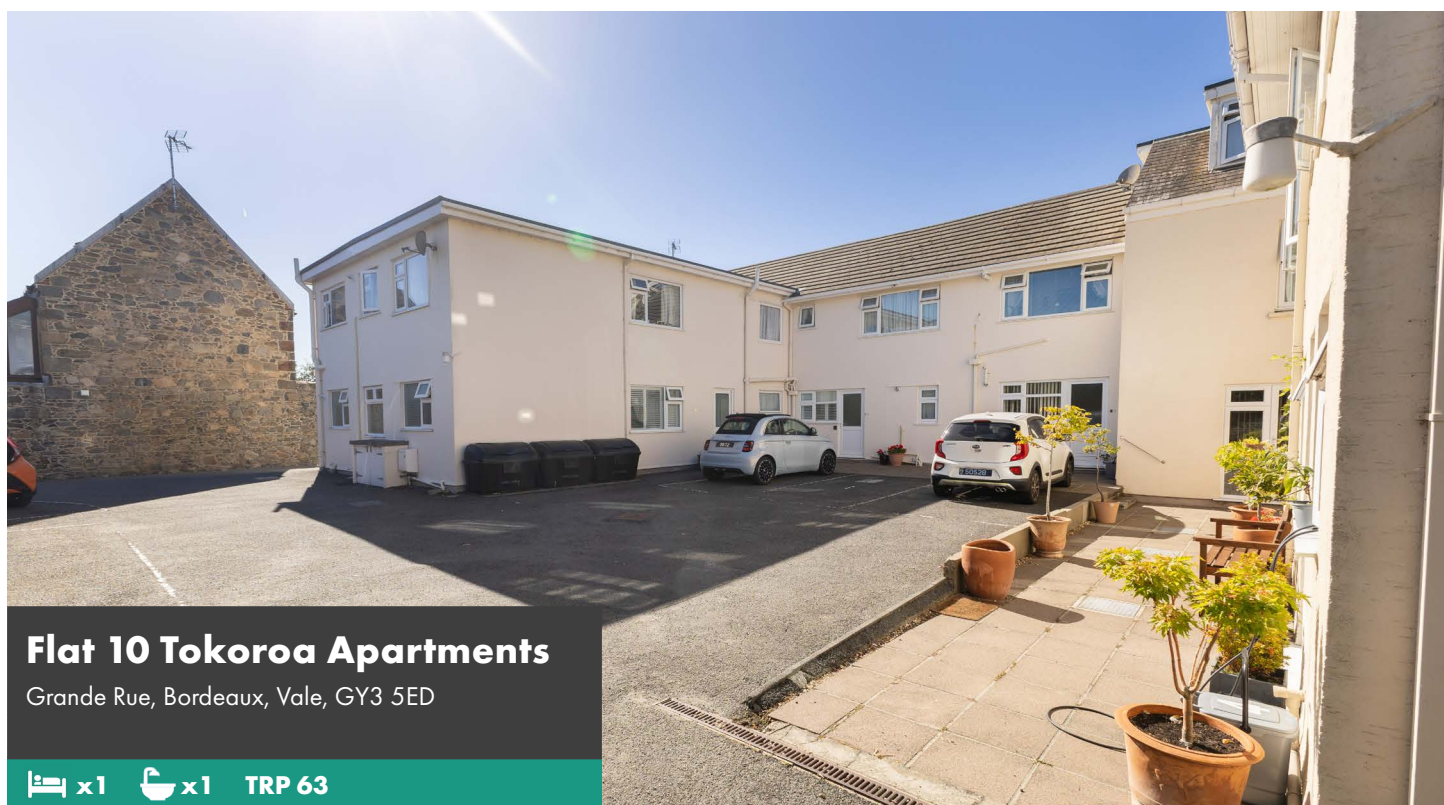


**SOLE
AGENT**



Flat 10 Tokoroa Apartments

Grande Rue, Bordeaux, Vale, GY3 5ED

 x1  x1 **TRP 63**

- Well presented
- First floor Apartment
- One good sized bedroom
- Allocated parking and use of communal gardens
- Large loft space
- Well maintained apartment block
- Ideal downsize, FTB or Investment
- Early viewing is highly recommended

£325,000

LOCAL MARKET

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sales@swoffers.co.uk

01481 711766

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





About Flat 10 Tokoroa Apartments

This well presented apartment is situated in a convenient location and forms part of a well presented development. Located on the first floor. Apartment 10 offers bright and airy accommodation throughout and includes a good size bedroom, lounge, bathroom and kitchen boasting rural views. Further offering handy loft storage and an allocated parking space, plus use of the communal gardens, Apartment 10 would be well suited to investors, first time buyers or downsizers alike.

ACCOMMODATION COMPRISING

Entrance Hall

6'7" x 3'7" (2m x 1.1m)
Double storage cupboard.

Inner Hallway

7'5" x 4'9" (2.26m x 1.45m)
Ladder access to the loft.

Lounge

13'11" x 10'1" (4.24m x 3.07m)
Fitted storage cupboard.

Bedroom

11'6" x 10' (3.5m x 3.05m)

Shower Room

7'4" x 5'9" (2.24m x 1.75m)
Fitted with a shower, wash hand basin set into vanity unit and W.C.

Kitchen

9'9" x 9'2" (2.97m x 2.8m)
Fitted with a range of wooden wall and base units with stone effect work surface over incorporating a 1 ½ bowl white sink and drainer.

OUTSIDE

The property is approached by a driveway which extends to a parking area, where there is allocated parking for one car. To the front of the development is communal gardens. At the rear of the development is a communal laundry.

Appliances

Integrated Hotpoint single oven, integrated Hotpoint multi-oven, Neff electric hob, extractor fan, freestanding Hotpoint dishwasher, integrated Beko fridge, integrated freezer.

TRP: 63

Viewing: BY APPOINTMENT

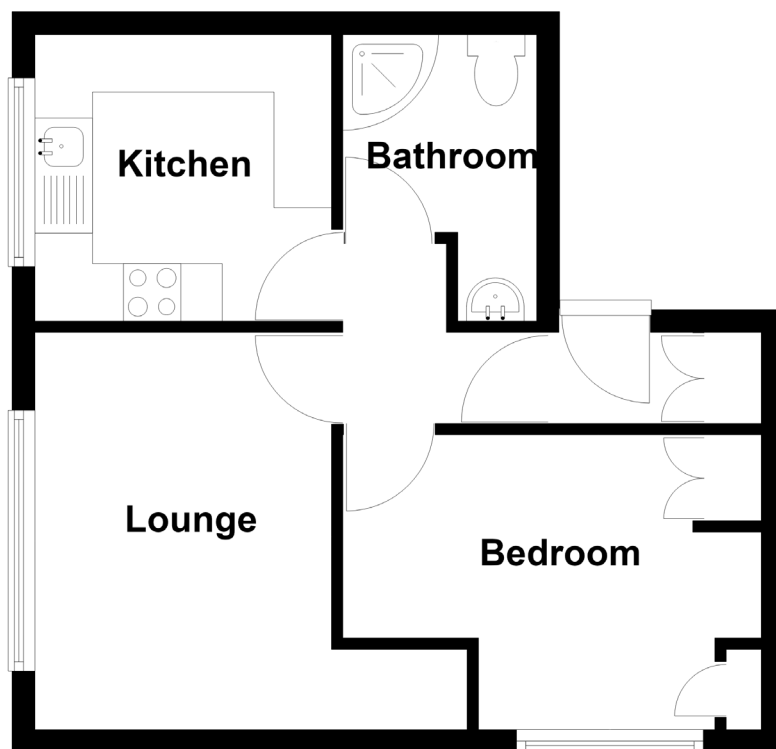
Possession: BY ARRANGEMENT

Services: All mains. Gas central heating.

Construction: uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Appliances as listed.

Service Charge: £200 per month.



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