

**SOLE  
AGENT**



## 9 Belvoir House

Les Hougettes, Castel, Guernsey, Channel Islands,  
GY5 7DY

 x1  x1  x2 **TRP 72**

- Spacious, well presented one bed apartment
- Large well maintained communal garden
- Great location, close to amenities and west coast beaches
- Allocated parking for two cars and store shed

**£400,000**

**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 9 Belvoir House

9 Belvoir House is a bright and spacious well maintained property located in the beautiful parish of Castel, within walking distance of local amenities and beaches. The apartment offers a large open plan kitchen and living space, double bedroom with wardrobes and a good sized bathroom.

Externally the property has a large maintained community garden, small private shed and allocated parking for two cars.

### ACCOMMODATION COMPRISING

#### Hallway

3'10" x 8'2" (1.17m x 2.5m)

#### Bathroom

6'5" x 7'7" (1.96m x 2.3m)

#### Bedroom

13'9" x 9'10" (4.2m x 3m)

#### Living Room

13'5" x 13'8" (4.1m x 4.17m)

#### Kitchen

10'4" x 9'1" (3.15m x 2.77m)

#### Appliances

Smeg extractor fan, Stoves four ring gas hob, Belling oven, Montpellier fridge/freezer, Hotpoint washer/dryer.

#### Outside

Parking for two vehicles, large communal gardens, small shed.

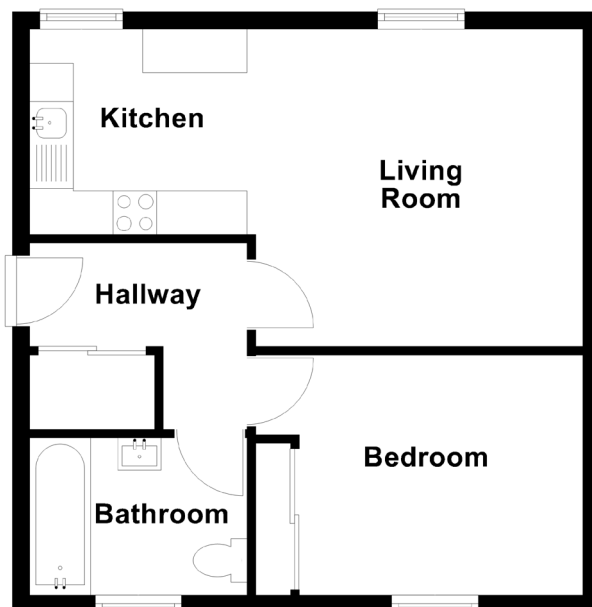
#### Services

Mains electric, water and mains drain. Gas central heating

#### Service Charge

£85 pm including gardening and painting (every 5 years)

### Floor Plan



**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.