

SOLE
AGENT



Leafy Lodge

Green Lanes, St. Peter Port, Guernsey, GY1 1TN

 x1  x1 **PERRYS 16 D4 TRP 86**

- One-bed ground floor apartment
- Convenient western outskirts of Town location
- Separate sitting room
- Enclosed garden to rear
- Parking for at least two vehicles
- Presented with no onward chain

£325,000

LOCAL MARKET

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





About Leafy Lodge

Presented with no onward chain, Leafy Lodge is a spacious one-bed apartment comprising large double bedroom, kitchen, shower room, and separate sitting room. To the rear is an enclosed garden whilst to the front is parking for at least three vehicles. Convenient, western outskirts of Town location.

ACCOMMODATION COMPRISING

Communal Entrance

9'10" x 3'11" (3m x 1.2m)

Entered through a partially frosted glazed door into a communal entrance hall.

Entrance Hall

14'5" x 3'3" x 8'6" (4.4m x 1m x 2.6m)

Built-in cupboard.

Sitting Room

15'9" x 13'5" (4.8m x 4.1m)

Dual aspect to front and side.

Bedroom

9'11" x 13'11" (3.02m x 4.24m)

French doors leading to the conservatory. Window to side.

Shower Room

10'4" x 5'6" (3.15m x 1.68m)

Three piece suites comprising of shower, WC and hand wash basin. Internal frosted window to conservatory.

Kitchen

10'2" x 6'1" (3.1m x 1.85m)

Fully fitted with a run wood effect laminate wall and base units. Speckled laminate worktop. Internal window to lean-to. Laminate flooring.

Conservatory

5'10" x 20'7" (1.78m x 6.27m)

Run of windows. Set of double stained-glass wooden doors leading to side.

OUTSIDE

Front

Parking for at least three vehicles. Side access to the rear of the property.

Rear

Private enclosed south-facing garden laid with patio and lawn. Access to wooden shed.

Appliances

Cooke & Lewis oven. Cooke & Lewis four ring induction hob. Extractor fan. Integrated fridge/freezer. Freestanding Candy washing machine.

TRP: 86

Viewing: BY APPOINTMENT

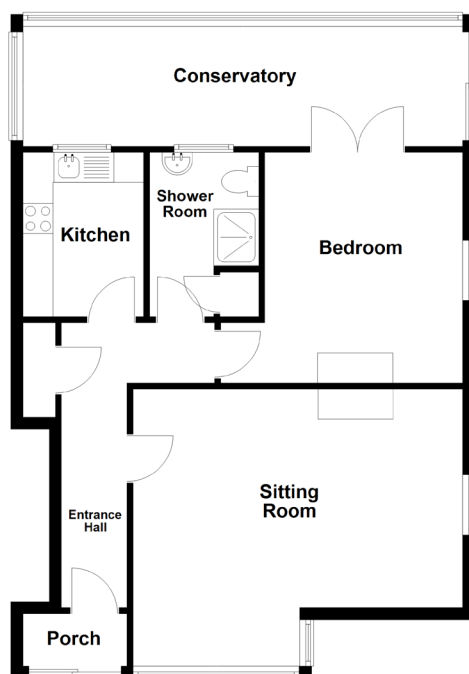
Possession: BY ARRANGEMENT

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

Construction: Cavity construction (Conservatory is single block). uPVC double glazed windows.

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

Ground Floor



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