

SOLE
AGENT



9 Meadow Grove

Footes Lane, Guernsey, GY1 2UL

 x2  x2 **PERRYS 16B3 TRP 126**

- Immaculately presented first floor maisonette
- Spacious kitchen/breakfast room
- Large separate lounge & versatile mezzanine level
- Two large double bedrooms
- Two bathrooms, one en-suite
- Parking for one with ample visitor parking
- Convenient location on St Peter Port/St Andrew's border

£540,000

LOCAL MARKET

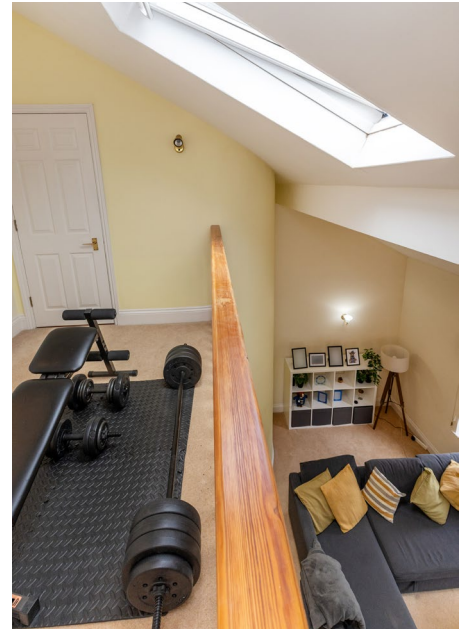
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About 9 Meadow Grove

9 Meadow Grove is a well presented first floor maisonette, arranged over the top two floors of this well-regarded development on the St Peter Port / St Andrew's border.

This notably bright and spacious home offers two generously proportioned double bedrooms, including a main suite with en-suite shower room. In addition, there is a large family bathroom, a well-appointed kitchen, and an inviting sitting room which is complemented by a mezzanine level gallery—ideal as a study or home office space.

The development itself is set within extensive, well-maintained communal gardens. Number 9 also benefits from allocated parking for one vehicle, along with ample visitors' parking.

Early viewing is highly recommended to fully appreciate the scale, layout and quality of accommodation on offer.



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

5'10" x 14'3" (1.78m x 4.34m)

Spiral staircase

Lounge/Dining Room

16'2" (4.921) (widest) x 16'11" (5.145) (longest)
(L-Shaped)

Two windows to front.

Kitchen/Breakfast Room

12'10" x 10'8" (3.9m x 3.25m)

Fully fitted with a range of wall and base units with laminate work top. Sink with drainer. Two windows to front.

Bathroom

6'11" x 7'10" (2.1m x 2.4m)

Three piece suite, comprising of bath with shower over, wash hand basin and WC.

Bedroom 2

12'6" x 12'9" (3.8m x 3.89m)

FIRST FLOOR

Landing

9' (2.74) x 8'11" (2.72) (U-Shaped)

Extensive cupboard storage space.

Mezzanine Study Area

10'4" x 6'8" (3.15m x 2.03m)

Mezzanine over looking living area. Velux window to front. Removeable banister to enable large items of furniture to be moved upstairs if required.

Bedroom 1

13'5" x 14'7" (4.1m x 4.45m)

Window to the rear. Run of fitted full height wardrobes. Large under eaves storage.

Ensuite Shower Room

6'7" x 7'1" (2m x 2.16m)

Three piece suite comprising of large walk in shower, wash hand basin and WC.

OUTSIDE

There is allocated parking for one vehicle and plenty of visitor parking, a bin store, and delightful and extensive communal gardens.

Appliances

Neff oven, Neff four ring hob, Neff extractor fan, Indesit dishwasher, Hotpoint washing machine, integrated Montpellier fridge, Neff freezer.

TRP: 126

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

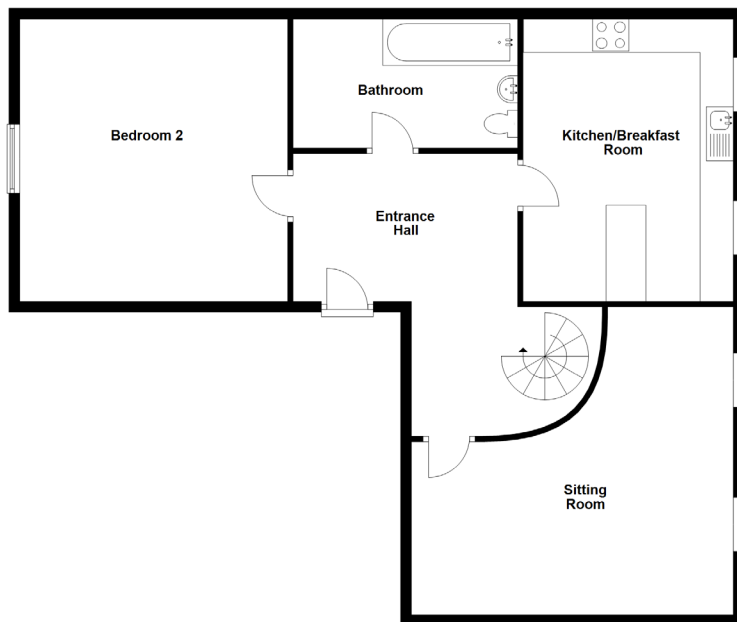
Services: All mains. Oil fired central heating.

Construction: Cavity construction. uPVC double glazed windows.

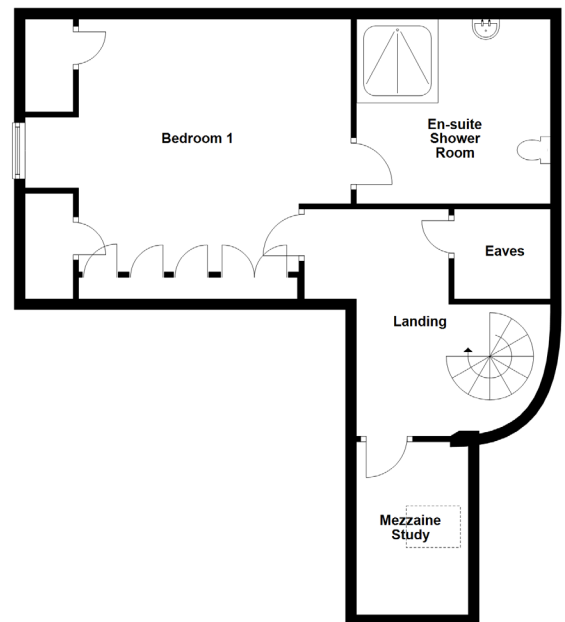
Price includes: Carpets, curtains, light fittings and appliances as listed.

Service charge: £371.72 p/m

Ground Floor



First Floor



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