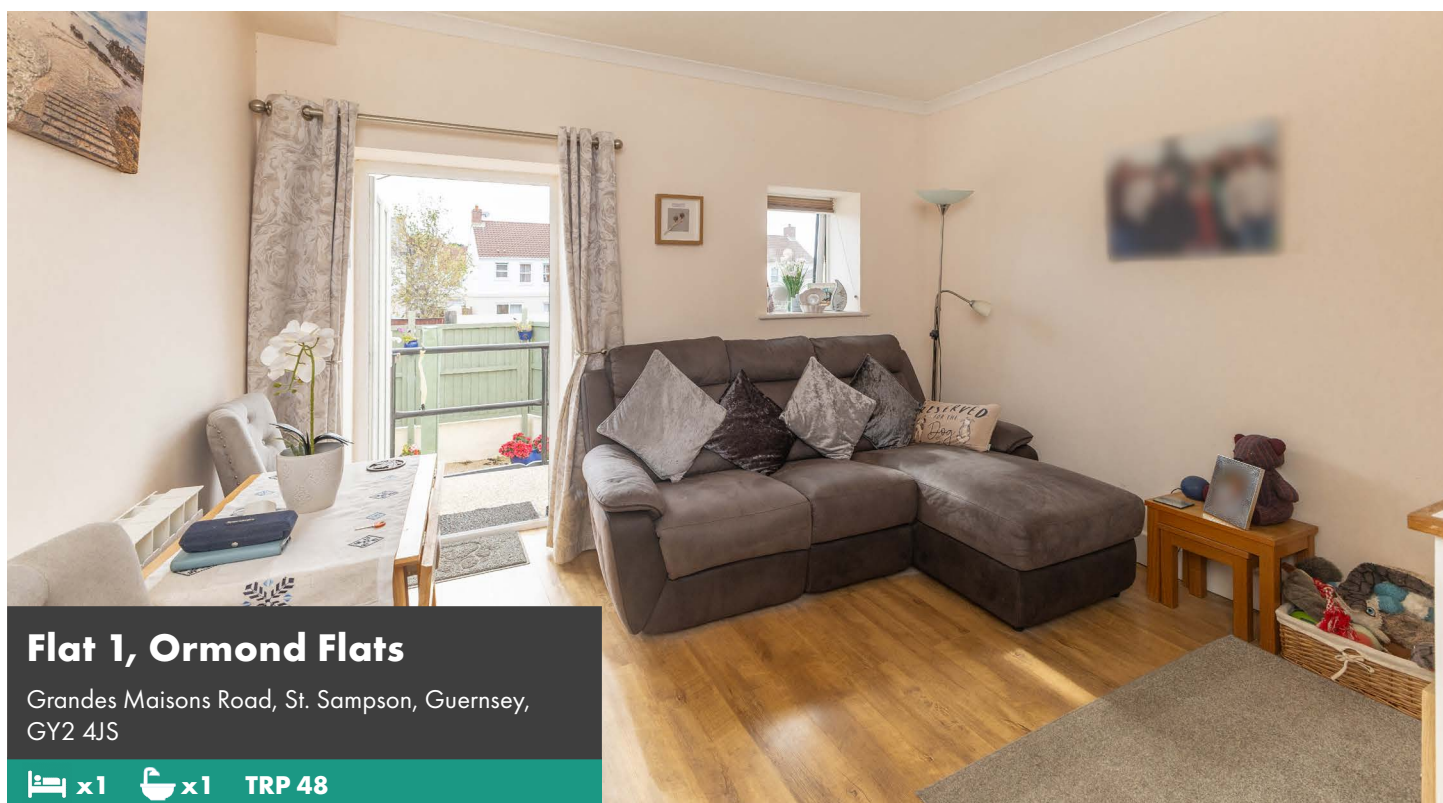


**SOLE
AGENT**



Flat 1, Ormond Flats

Grandes Maisons Road, St. Sampson, Guernsey,
GY2 4JS

 x1  x1 **TRP 48**

- Beautifully presented one-bedroom apartment
- Private garden
- Close to local amenities
- Parking for two vehicles in tandem
- Separate kitchen and comfortable lounge
- Ideal first-time purchase or investment opportunity

£350,000

LOCAL MARKET

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





About Flat 1, Ormond Flats

Flat 1, Ormond Flats, is a beautifully presented one-bedroom apartment situated close to local schools and amenities. The property comprises a comfortable lounge, separate kitchen, one bathroom and a spacious bedroom. Outside, the property benefits from a private garden and parking for two vehicles in tandem.

This apartment would make an ideal first-time purchase or a fantastic investment opportunity.

ACCOMMODATION COMPRISING

Entrance Hall

10'2" x 3'3" (3.1m x 1m)

Hatch in the floor giving access to a small basement area.

Bedroom

13'1" x 8'10" (4m x 2.7m)

Window providing aspect over the side of the property and French windows giving access onto the garden. Original wooden flooring.

Kitchen

7'10" x 6'7" (2.4m x 2m)

Windows providing aspect over the side of the property. Fitted with a range of wall and base units incorporating single bowl sink.

Shower Room

6'3" x 5'3" (1.9m x 1.6m)

Fitted with a three piece suite of shower, wall mounted wash hand basin and W.C. Built-in storage.

Living Room

11'10" x 11'6" (3.6m x 3.5m)

Original wooden flooring. French doors giving access to the rear garden. Built-in storage.

OUTSIDE

Rear

Where there is a fully enclosed and private garden laid with a Stonebond surface and has a timber shed. Parking for two vehicles in tandem.

Appliances

Integrated fridge, AEG four ring hob, AEG microwave, AEG oven, extractor fan.

TRP: 48

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

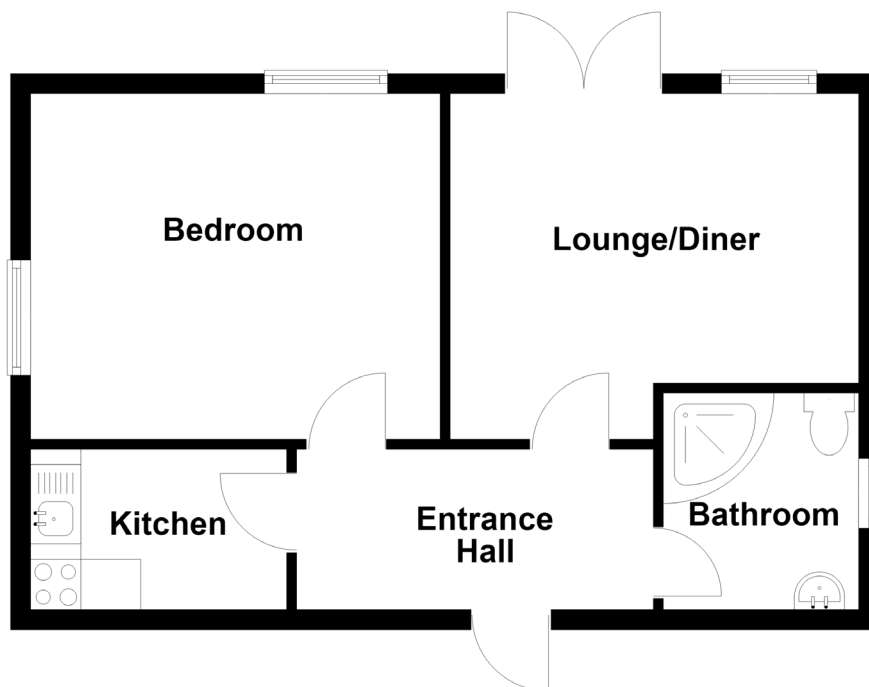
Services: Mains water(metered), electricity, gas and drainage. Gas central heating.

Construction: Single block thermoboard. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: As seen.

Service charge: £70 per month.

Ground Floor



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