

**SOLE
AGENT**



24, Les Blancs Bois

Rue Cohu, Castel, Guernsey, GY5 7SY

 x2  x1 **PERRYS 8 D5 TRP 96**

- Superb lift accessed first floor apartment
- Highly regarded over 55's development
- Spacious light filled lounge/dining room
- Two well proportioned bedrooms with fitted storage

- Four piece bathroom
- Excellent management support team on site
- Garage and visitor parking

£500,000

LOCAL MARKET

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





About 24, Les Blancs Bois

A superb first-floor lift accessed two-bedroom apartment set within a highly regarded development over 55's development, ideally positioned equidistant between the west coast and St Peter Port. "24 Blanc Bois" offers spacious, light-filled accommodation throughout. A particular highlight is the generous lounge/dining room, enjoying a dual aspect and attractive views over a field to the rear. This is complemented by a fitted galley kitchen. The apartment further benefits from two well-proportioned bedrooms, both with fitted storage, a four-piece bathroom suite, and a generous entrance hallway. Externally, residents enjoy beautifully maintained communal gardens, a private garage, and ample visitor parking. An on-site warden, small but well stocked library and laundry room all form part of the complex and there are courtesy minibuses which run to supermarkets and the Town centre.

ACCOMMODATION COMPRISING

Entrance Hall

10'5" max x 12'5" (3.18m max x 3.78m)

Bedroom 2

10'2" x 8'5" (3.1m x 2.57m)

Bedroom 1

13'10" x 10'7" (4.22m x 3.23m)

Bathroom

8'6" x 6'10" (2.6m x 2.08m)

Lounge / Dining Room

18'2" max x 17'6" (5.54m max x 5.33m)

Kitchen

12'3" x 6'5" (3.73m x 1.96m)

Fitted with a range of medium wood wall and base units with laminate work surfaces above incorporating single bowl sink and drainer.

Appliances

Hotpoint electric hob, Neff extractor, Miele electric oven and grill, Zanussi washing machine, Hoover fridge/freezer.

TRP: 96

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

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

Construction: uPVC double glazed windows.

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

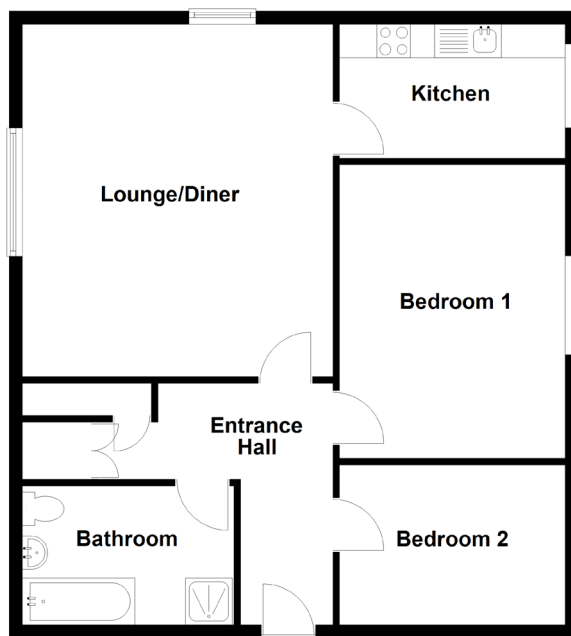
Service charge: £1,825 per quarter.

OUTSIDE

Grounds

The property is approached over a long driveway this extends through an archway to the parking area where there is a garage with electric up-and-over door. A pathway leads to the front where there is a communal entrance and stairs to the first floor.

Ground Floor



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