

**SOLE
AGENT**



Flat 1 Cranbrook

Grandes Maisons Road, St. Sampson, GY2 4JH

 x1  x1 **PERRYS 11 E4 TRP 55**

- Superb ground floor apartment
- Close to amenities in St Sampson's
- Well proportioned accommodation
- Double bedroom and three piece bathroom
- Allocated parking for two cars
- Ideal first-time buy, investment or downsize

£375,000

LOCAL MARKET

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





About Flat 1 Cranbrook

Situated within easy reach of local amenities in St Sampson's, "Flat 1 Cranbrook" is a well presented ground floor apartment offering bright and well-proportioned accommodation throughout. The property features an immaculate fitted kitchen, complemented by a spacious lounge/dining room ideal for both relaxing and entertaining. A generously sized double bedroom and three-piece bathroom complete the internal accommodation. Externally, the apartment benefits from a west facing patio and allocated parking for two cars. An excellent opportunity for first-time buyers, those looking to downsize, or investors alike.

ACCOMMODATION COMPRISING

GROUND FLOOR

Kitchen

10'8" x 9'4" (3.25m x 2.84m)

Fitted with a range of medium wood wall and base units with laminate work surfaces over incorporating 1 ½ bowl sink and drainer.

Lounge / Dining Room

13'9" x 11'6" (4.2m x 3.5m)

Inner Hallway

5'7" x 3'8" (1.7m x 1.12m)

Bedroom

11'9" x 10'4" (3.58m x 3.15m)

Bathroom

8'10" max x 7'4" max (2.7m max x 2.24m max)

OUTSIDE

Front

The property is approached over a flagstone courtyard bounded by low height walls, this leads to the parking area where there is allocated parking for two cars.

Appliances

Neff electric oven and hob, stainless steel extractor, Indesit fridge/freezer, Hotpoint washing machine.

TRP: 55

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

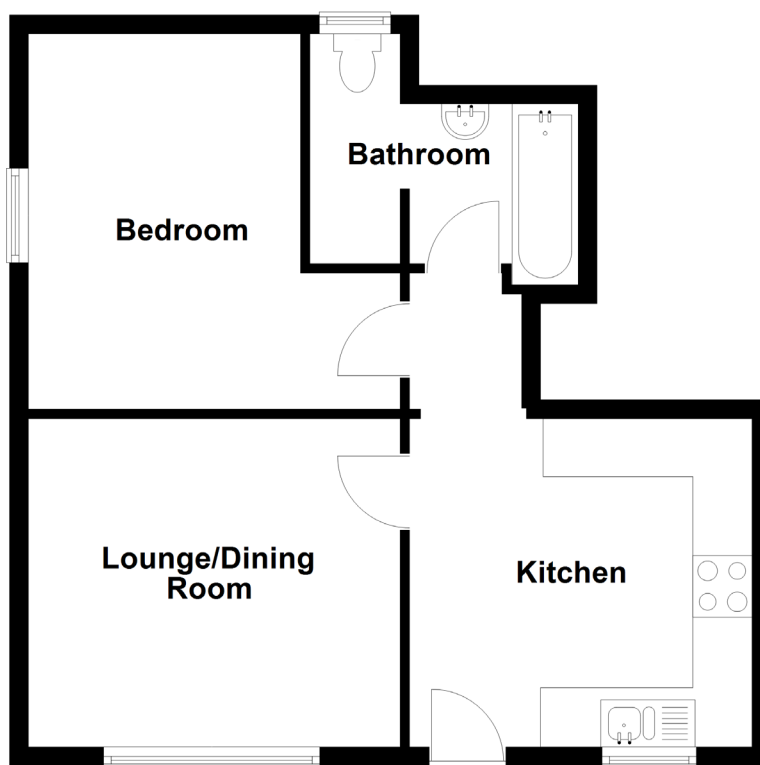
Services: Mains water, electricity and drainage.

Electric night storage heating.

Construction: Cavity. uPVC double glazed windows.

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

Ground Floor



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