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Apartment 1

Parish: St Sampsons

Price: 225,000

Perry's: 10 D5

TRP: 60

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Apartment 1 ~ St Sampsons

IE10203

A beautifully presented contemporary styled one bedroom ground floor apartment with parking and a most superb sea and outer island views from the large bay window within the Living/Dining room.
Well appointed rooms with plenty of storage space, situated on the main bus route into St Peter Port. An ideal property for the first time buyer or to the investor as a buy to let investment.

Accommodation comprises:- Entrance Lobby. Entrance Hall. Living/Dining Room. Kitchen. Bathroom. Master Bedroom. Twin storage cupboards and allocated parking for 1 car.

- Beautifully presented apartment
- Contemporary styled
- Sea and outer island views
- Ideal first time buyer property
- Gas central heating

Entrance hallway

Kitchen

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Upvc obscure half glazed door into small entrance lobby, door into:-

ENTRANCE HALL
L shaped in design. Radiator. Carpet. Mains powered smoke alarm. Doors off to:-

KITCHEN 3.46m (11'4") x 1.57m (5'2")
Galley type kitchen with Upvc sash window with blinds to side. Contemporary style floor and wall units with under cupboard lighting, worktops over incorporating a stainless steel sink unit with mixer tap over. Tiled splash backs. Ceramic tiled flooring. Radiator. Recessed ceiling lights. Wall mounted Vaillant gas boiler. Appliances include, Neff oven, ceramic hob and extractor fan over. Neff fridge/freezer. Neff washer/dryer.

LIVING/DINING ROOM 4.41m (14'6") x 3.29m (10'10") excl bay
Upvc large bay window with curtains and blinds offering a superb panoramic view of the sea and outer islands of Herm and Sark. Twin radiators. Carpet. TV/Sat/Phone points. Cupboard housing electric switches.

TWIN FLOOR TO CEILING CUPBOARDS
Offering quite a good degree of storage space between them.

MASTER BEDROOM 3.45m (11'4") x 3.24m (10'8")
Twin Upvc sash windows with blinds and curtains to side. TV/Phone points. Carpet. Radiator. (Most of the bedroom furniture will be included in the sale)

BATHROOM 3.29m (10’10”) x 4.41m (14’6”)
A superb contemporary styled bathroom offering a three piece suite in white comprising LED lighting panel bath with shower over and side glazed screen. Vanity unit with inbuilt hand basin, cupboards below with integral recessed lighting. cupboard, shelving and mirror above. WC. Floor to ceiling heated towel rail. Vent Axia extractor fan. Tiled walls with mosaic pattern surround. Ceramic tiled flooring. Recessed ceiling lights.

Bathroom

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EXTERIOR

The property is approached from the pathway leading onto the apartments individual entrance door.

Services:
Mains Electricity, water, drains, gas. Upvc double glazed windows and doors. Gas central heating.

Included in the Sale:
All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.

N.B
Allocated parking for 1 car. No resident fees. Ideal for first time buyer purchaser or as a buy to let investment.

Bedroom

Entrance

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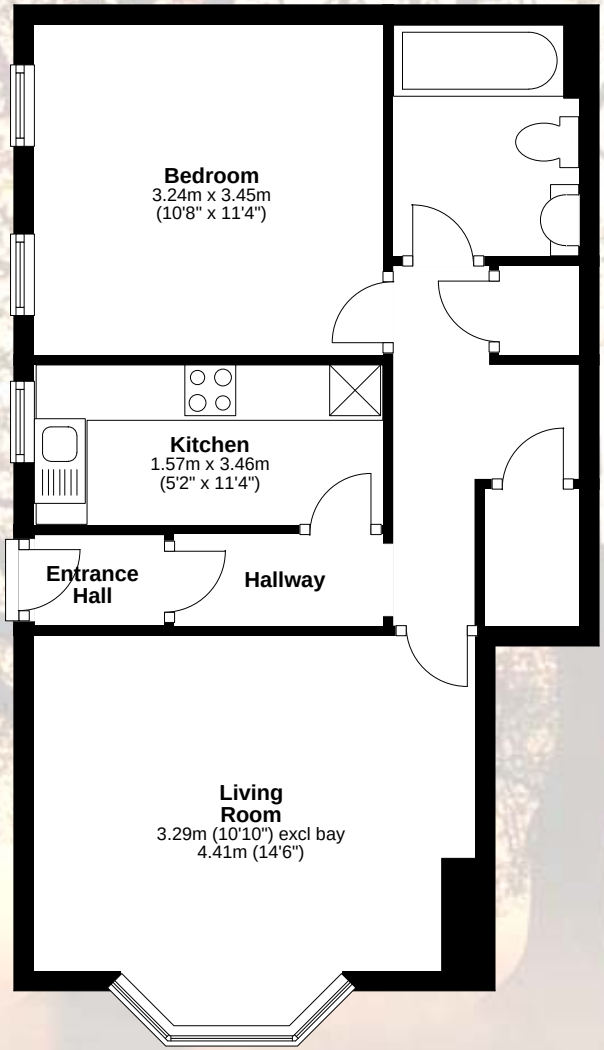
Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.

This document has been created as a guide to the property's particulars. It is not part of any contract. Every effort has been taken to ensure the details included herein are correct but we cannot guarantee their accuracy.

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