

New Dawn

Perry's: 14B4

TRP: 68

Parish: Castel

Price: £299,000



A superb contemporary styled 2 bedroom ground floor apartment with its own separate entrance. With well appointed rooms, this purpose built attached apartment would be ideal for first time buyers or even as a 'buy to let' investment.

The apartment benefits from having 2 allocated parking spaces, as well as well maintained communal gardens, nearby are the west coast beaches with all of their amenities.

Accommodation comprises: Entrance porch, living / dining room, kitchen, 2 bedrooms, bathroom, parking and communal gardens.

•2 bedrooms

•Beautifully presented

•Desirable rural location

•Parking for 2 cars

•Communal gardens



Entrance



Lounge diner

inspired estate agents





ENTRANCE HALL

Door to Storage cupboard, housing the electrics. Carpet. Door to:

LOUNGE/DINER 5.01m (16'5") max x 4.35m (14'3") max incl recess

Twin Upvc windows to front, and one to window to side with blinds. TV/Sat/phone points. Carpets, Duplex electric storage heater, ceiling fan, glazed panel door to:

KITCHEN/BREAKFAST ROOM 3.46m (11'4") max x 2.74m (9') max

Upvc window with blinds to side. Fully fitted contemporary styled floor and wall units in light wood with worktops over, incorporating a 1 1/2 bowl stainless steel sink unit. Tiled splash backs, wooden flooring, recessed ceiling spotlights, breakfast bar. Appliances include Hotpoint electric oven, hob and extractor fan, Hotpoint Aquarius slim line dishwasher, Hotpoint washer dryer, Hotpoint fridge freezer. Glazed panel door to:

INNER HALLWAY

Carpets. Doors to:

FAMILY BATHROOM 2.58m (8'5") x 1.49m (4'11")

White three piece suite comprising panel bath with shower attachment over, pedestal wash hand basin with mirror and shaving point, WC, part tiled walls, lino flooring, heated towel rail, pine mirror fronted medicine cabinet, mains extractor fan.

MASTER BEDROOM 4.44m (14'7") x 2.75m (9') max

Upvc window with blinds and curtains to side. Fully fitted with a range of contemporary styled bedroom furniture to include a three door run of wardrobes, overhead bed storage cupboards, display shelving and bedside cabinets. Dimplex electric storage heater, carpets, phone point and ceiling fan.

BEDROOM 2 4.06m (13'4") max x 2.51m (8'3") max incl door recess

Upvc window with curtains to rear. Dimplex electric storage heater, carpets.



Kitchen - breakfast room



Kitchen - breakfast room



Exterior Front

The property is approached from the main road over a shared tarmac driveway which leads to the two allocated parking spaces at the rear. At the front of the property is a central pathway leading to the front door, with lawns to either side.

Exterior Rear

To the rear of the property are the two allocated which leads onto the communal gardens which is mainly laid to lawn bounded by mature trees, shrubs and hedges.

Service Charges:

N.B Residents association fee £50 monthly this charge covers block building insurance, maintenance of all outdoor and communal areas and cesspit fees.

Services:

Mains Electricity, water, cesspit, electric night storage heaters.

Included in the Sale:

All fitted floor coverings, curtains, blinds, light fittings, all fitted units and appliances as listed.



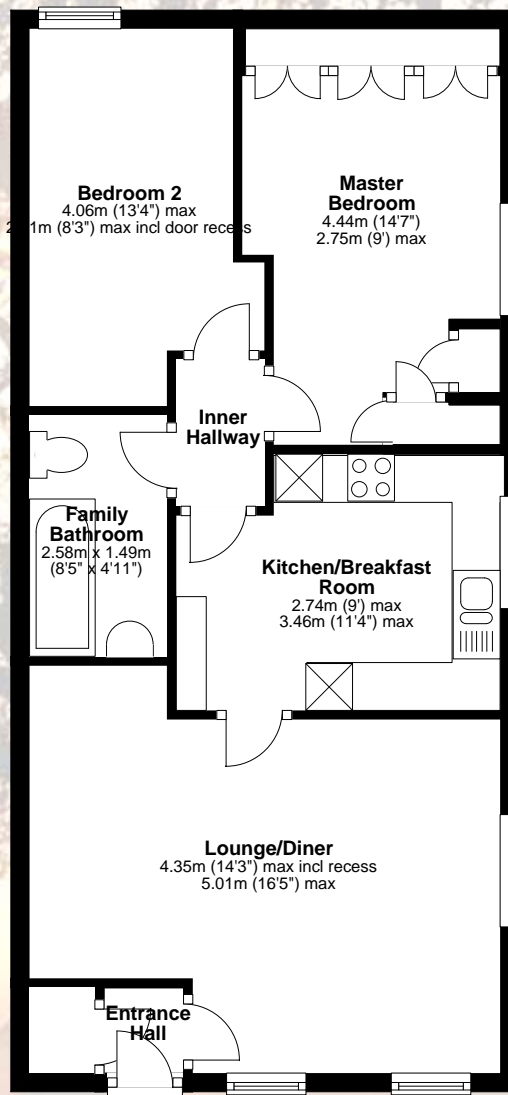
Family bathroom



Master bedroom



Ground Floor
Approx. 53.6 sq. metres (577.3 sq. feet)



Viewing is strictly by appointment with Inspired Estate Agents Ltd.
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