

inspired estate agents

www.inspiredestateagents.com

tel 726599

Apartment 5

Perry's: 11 F2

TRP: 137

Parish: Vale

Price: £289,500



A well presented two bedroom apartment situated close to The Bridge and Bordeaux Harbour and all their amenities. The contemporary styled apartment would suit a first time buyer or as a "Buy to Let Investment"

Benefits include, communal gardens and allocated parking for two cars. Early viewing is recommended.

Accommodation comprises:- Entrance Landing. Living/Dining Room. Kitchen. Shower Room. 2 Bedrooms. Communal Garden. Allocated Parking for two cars.

•Two bedroom apartment

•Contemporary styled

•Ideal for the first time buyer

•Communal gardens

•Allocated parking for two cars



Communal entrance hall



Landing

inspired estate agents





Communal Entrance Hall with original tiled flooring. Stairs to first floor. Door to Apt 5. Stairs up to second floor landing. Radiator.

SECOND FLOOR LANDING

Window to side. Two large storage cupboards. Wall mounted telephone intercom entry system. Velux window to rear aspect. Doors off to:-

LOUNGE/DINER 7.81m (25'7") max x 4.19m (13'9") max excl bay
Twin Velux windows to front with dormer window to rear aspect. Radiator. Electric fire.

KITCHEN 2.96m (9'9") max x 2.73m (8'11") max
Window to front. Range of cream wall and floor units incorporating a stainless steel sink and drainer unit with tiled splash backs. Laminated flooring. Vaillant gas boiler. Appliances include Neff double oven with ceramic hob and extractor fan over. Neff fridge/freezer. Hotpoint washer/dryer. Slimline dishwasher.

SHOWER ROOM 1.85m (6'1") x 1.34m (4'5")
Window to side. 3 piece suite, comprising walk-in shower cubicle, vanity unit with inset hand basin and cupboard under. WC. Tiled walls. Silavent extractor fan. Laminated flooring.

MASTER BEDROOM 4.61m (15'1") max x 3.44m (11'3") max
Twin Velux windows to side aspect. Window to front. Walk-in wardrobe.

BEDROOM 2 4.56m (15') max x 3.47m (11'5") max
Windows to front and rear aspect.



Master bedroom



Bedroom 2



EXTERIOR

Communal gardens to front and rear with 2 allocated parking spaces. Apt 5 has ownership of a shed. Bin store and meter cupboard can be accessed from the rear of the property.

N.B

Please note that there is a communal charge of £61.00 pcm which covers maintenance of communal areas and gardens.

Services:

Mains Electricity, water, drains, gas central heating. Wooden doors. Upvc double glazed windows.

Included in the Sale:

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



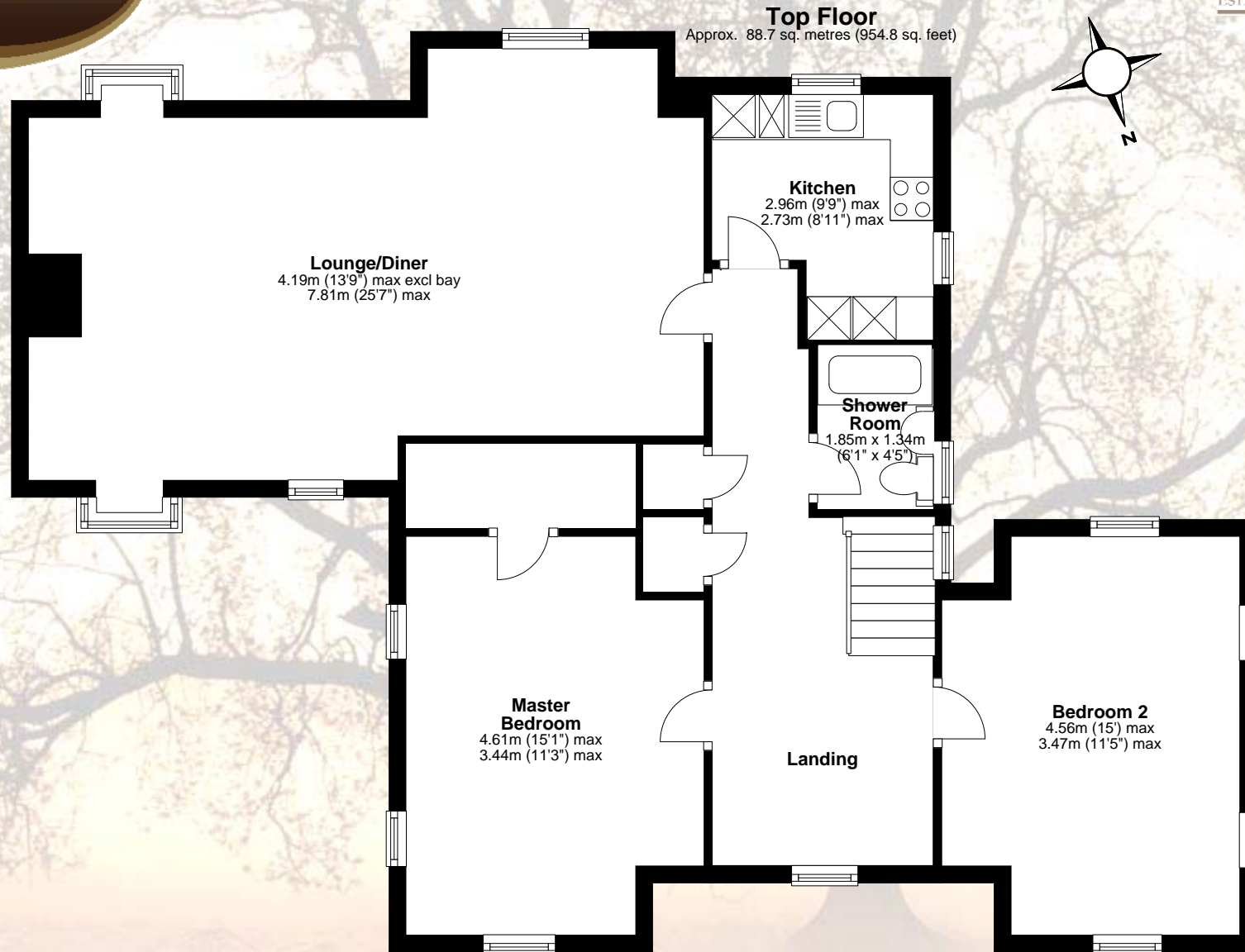
Shower room



Kitchen

inspired estate agents





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.
Inspired Estate Agents, 27 Gategny Esplanade, St Peter Port, Guernsey. GY1 1WR

Helping you into your perfect home

Collas Crill understands Guernsey property. We have one of the Island's largest teams of lawyers, conveyancers and property specialists supporting buyers, sellers and owners.

Your next move? Call us on 723191.

Guernsey / Jersey / www.collascrill.com



Gategny Court, PO Box 140, Gategny Esplanade,
St Peter Port, Guernsey, GY1 4EW

t: +44 (0) 1481 723191 e: guernsey@collascrill.com