

SOLE
AGENT

3 Maison le Marchant

Grandes Maisons Road | St Sampson | GY24JP

This modern first floor apartment is presented to the market in move-in condition and is conveniently located near the amenities of The Bridge and within walking distance of Delancey Park. Accommodation comprises lounge/diner, kitchen, bedroom and bathroom. The property benefits from an underground parking space for one car, visitor parking and use of the communal garden. This is an ideal option for both first time buyers or those looking for a buy-to-let.

1 BEDROOM

1 BATHROOM

1 RECEPTION

£350,000

Shields
& Rutland

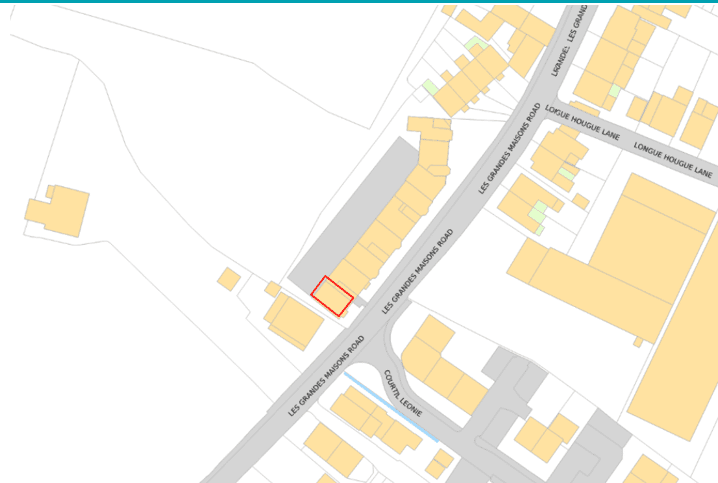
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Porch

0.87m x 0.75m (2' 10" x 2' 6")

Entrance Hall

1.89m x 0.96m (6' 2" x 3' 2")

Lounge/Diner

5.57m x 3.69m (18' 3" x 12' 1")

Kitchen

3.79m x 1.61m (12' 5" x 5' 3")

Bedroom

3.71m x 3.70m (12' 2" x 12' 2")

Bathroom

2.63m x 1.59m (8' 8" x 5' 3")

Parking

There is underground parking for one car and visitor parking.

Garden

There is a communal garden to the rear.

PRICE INCLUDES

Carpets, curtains/blinds and light fittings

SPECIAL FEATURES

- uPVC double glazed
- Smart heating
- Electronic curtains
- Convenient location
- Visitor parking
- Communal garden

SERVICES

Mains water, electricity and drainage.

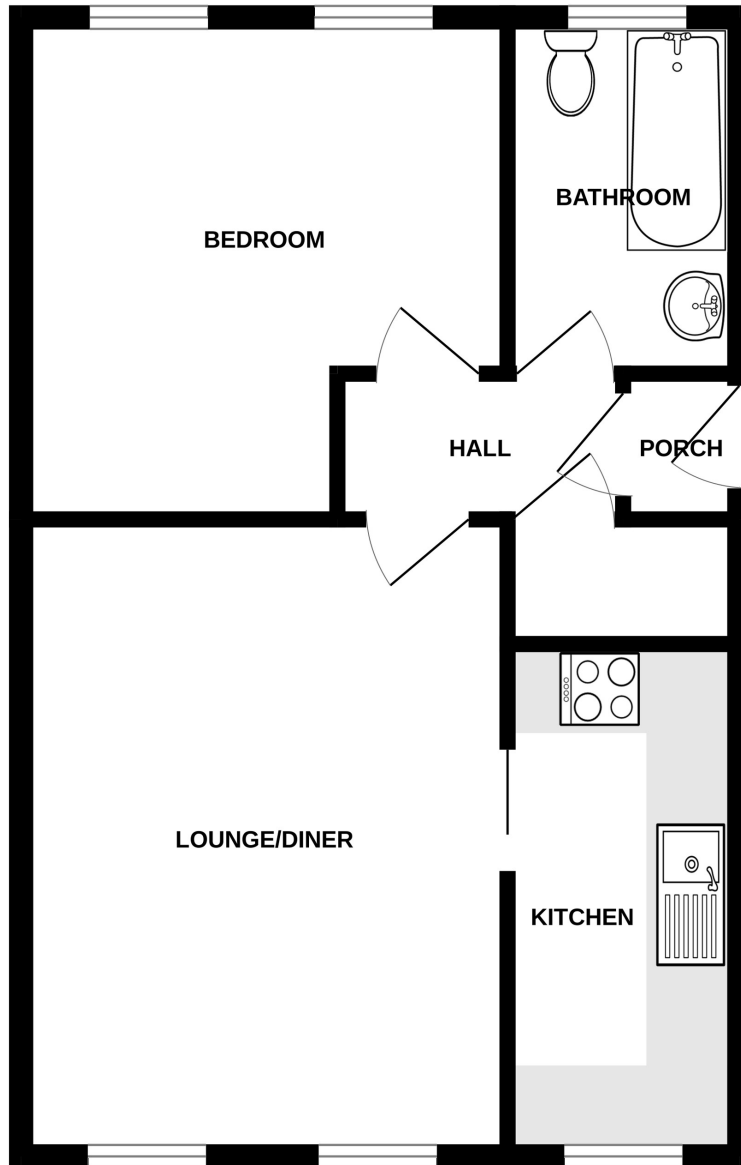
APPLIANCES INCLUDED

- Hotpoint single oven
- Hotpoint four ring hob
- Zanussi extractor fan
- Hotpoint washing machine
- Hotpoint fridge
- Hotpoint freezer

SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

FIRST FLOOR



3 MAISON LE MARCHANT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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