

SOLE  
AGENT

## Flat 2 Maison Clyne

Pleinheume Road | Vale | GY6 8NR

This low-maintenance, ground floor, one-bedroom apartment is presented to the market in excellent condition. The property is located within comfortable walking distance from both the west coast and the amenities at L'Islet and benefits from its own entrance, making it feel more like a semi-detached house. Accommodation comprises large open plan kitchen/lounge/diner, a double bedroom and a bathroom. To the rear of the property is a gravel driveway with an allocated parking space for one car. This is an ideal option for either first-time buyers, those looking for a buy-to-let or anybody wanting a lock-up-and-leave.

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1 BEDROOM

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1 BATHROOM

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1 RECEPTION

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**£347,500**

Shields  
& Rutland



# PHOTOS

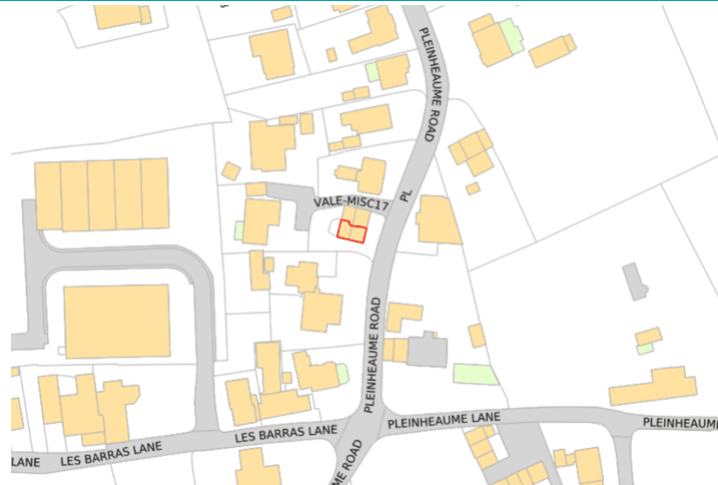


# PHOTOS





# SPECIFICATIONS



## Entrance Hall

2.67m x 1.03m (8' 9" x 3' 5")

## Kitchen/Lounge/Diner

4.24m x 4.09m (13' 11" x 13' 5")

## Bedroom

3.31m x 2.50m (10' 10" x 8' 2")

## Bathroom

2.26m x 1.65m (7' 5" x 5' 5")

## Parking

To the rear of the property is a gravel driveway with an allocated parking space for one car.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Low maintenance
- Near West Coast
- uPVC double glazed
- Amenities close by

## SERVICES

Mains water, electricity and drainage. Electric storage heating.

## APPLIANCES INCLUDED

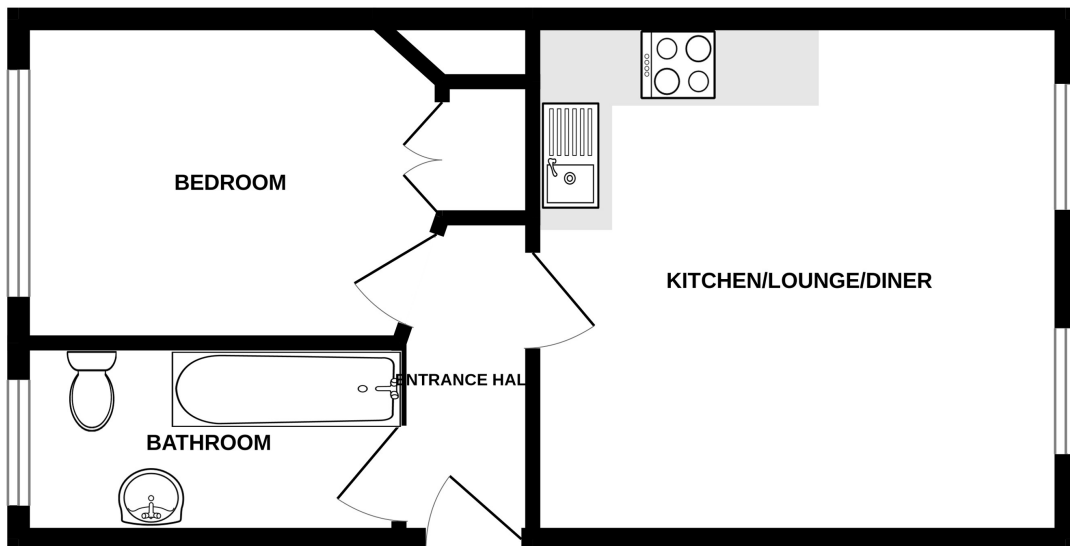
- Hoover washing machine
- Hotpoint fridge
- Zanussi hob
- Ignis single oven
- Extractor fan

## SCHOOL CATCHMENT

n/a



## GROUND FLOOR



FLAT 2, MAISON CLYNE

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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