

SOLE
AGENT

Flat 4, Ormond Flats

Grandes Maisons Road | St Sampson | GY24JS

This bright and spacious duplex apartment is presented to the market in immaculate condition. The property occupies the top two floors of a small block of four flats and is conveniently located on the outskirts of The Bridge with town a short drive away and Delancey Park within walking distance.

Accommodation comprises lounge/diner, kitchen, two double bedrooms and two shower rooms. There is one allocated parking space, but owing to an agreement between the other flats, each car has the facility to park two cars. This is an ideal purchase for either first-time buyers or those looking for a buy-to-let.

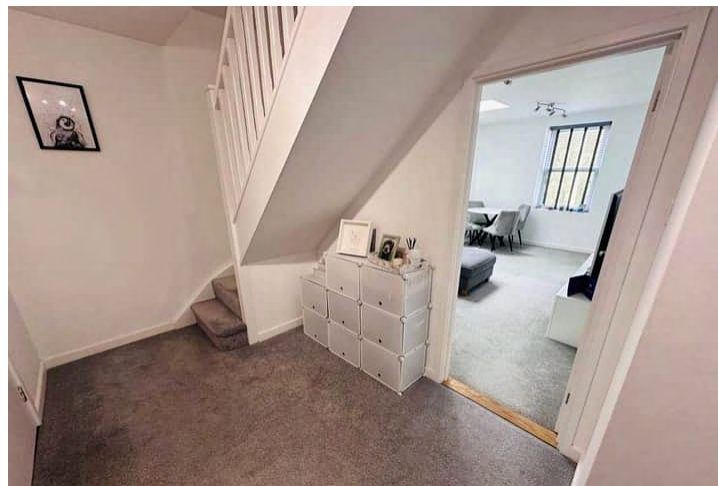
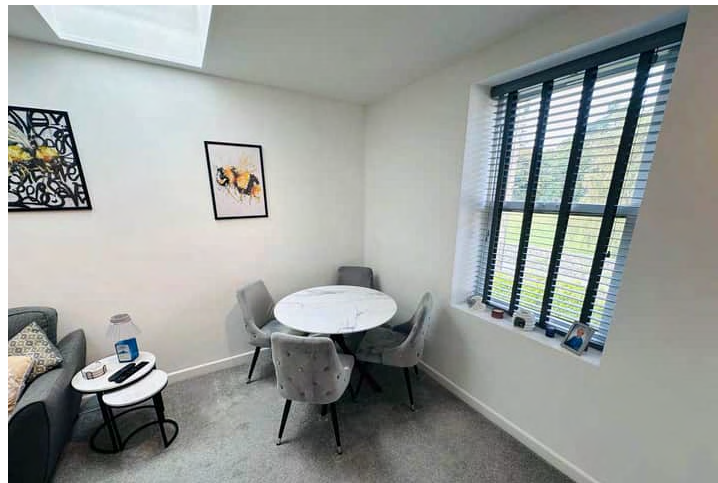
£397,500

2 BEDROOMS

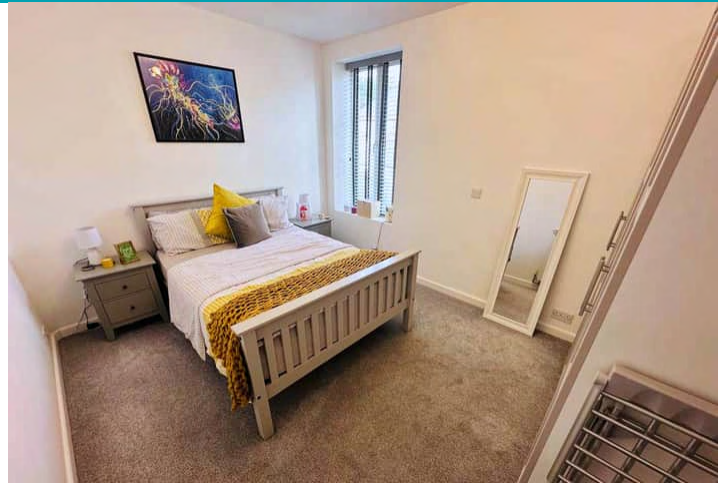
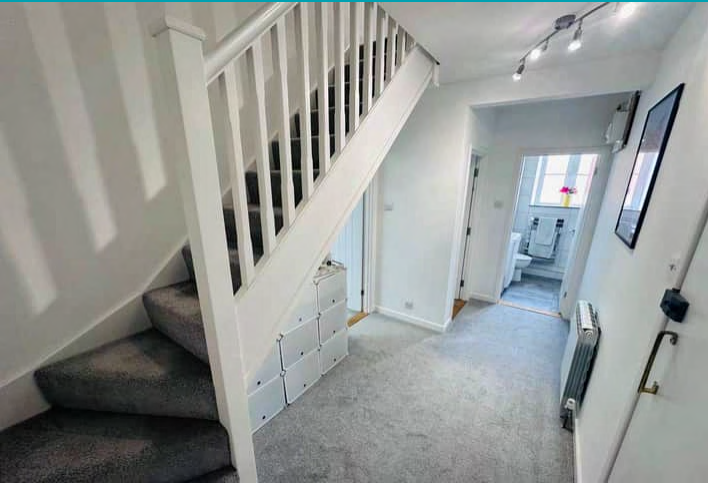
2 BATHROOMS

1 RECEPTION

PHOTOS



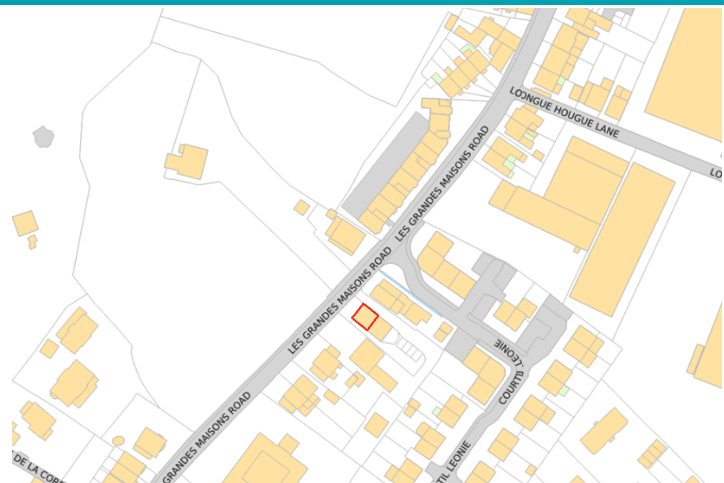
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.54m x 2.18m (14' 11" x 7' 2")

Lounge/Diner

5.22m x 3.28m (17' 2" x 10' 9")

Kitchen

2.99m x 2.28m (9' 10" x 7' 6")

Bedroom 2

3.78m x 3.00m (12' 5" x 9' 10")

Shower Room

2.13m x 1.67m (7' 0" x 5' 6")

First Floor Landing

1.65m x 1.55m (5' 5" x 5' 1")

Master Bedroom

5m x 3.39m (16' 5" x 11' 1")

Shower Room

2.54m x 1.21m (8' 4" x 4' 0")

Parking

There is one allocated parking space, but owing to an agreement between the other flats, each car has the facility to park two cars.

PRICE INCLUDES

Blinds, flooring/carpets and light fittings

SPECIAL FEATURES

- Convenient location
- Spacious and light
- Allocated parking
- Set over two floors
- uPVC double glazed
- Service Charge: £70pcm

SERVICES

Mains water, electricity and drainage.

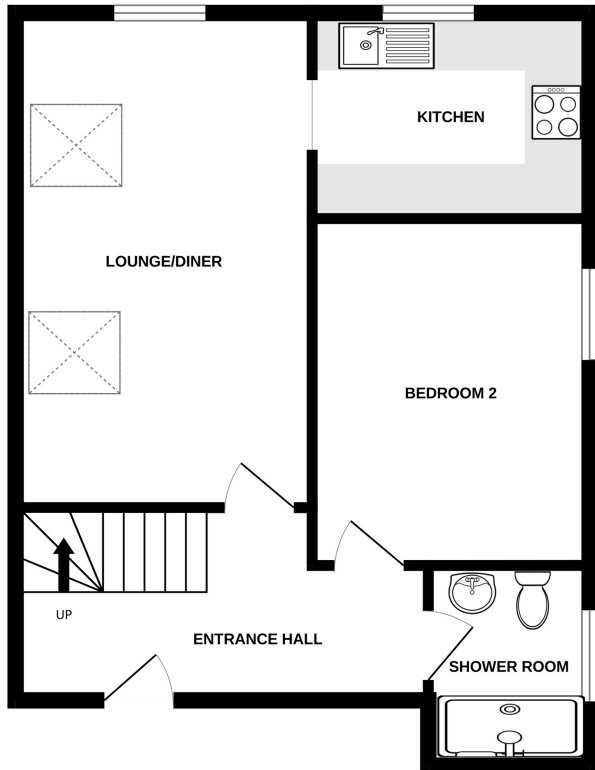
APPLIANCES INCLUDED

- Zanussi integrated dishwasher
- Hotpoint washing machine
- Zanussi single oven
- Zanussi extractor fan
- Integrated freezer
- Integrated fridge

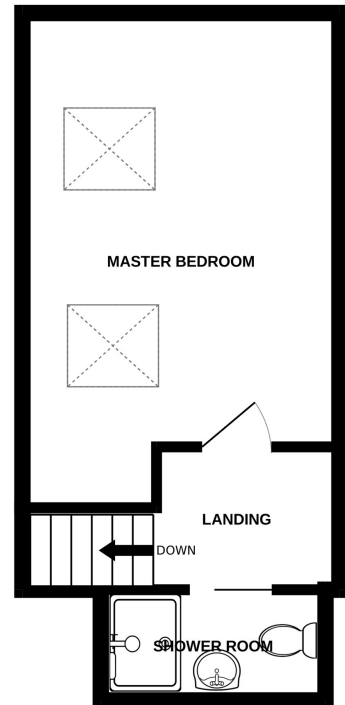
SCHOOL CATCHMENT

Vale Primary School and St Sampson High School

1ST FLOOR



2ND FLOOR



FLAT 4, ORMOND FLATS

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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