



2 Maison Des Arbres

Les Hubits | St Martin | GY4 6LU

This spacious ground floor apartment is situated in a quiet and desirable area in the lanes of St Martin, on the edge of St Peter Port but with the village amenities also a short walk away. Accommodation comprises a large lounge/kitchen/diner, two double bedroom and a bathroom. The property benefits from two parking spaces and two small patio areas. There is a communal patio space with a picnic table which is seldom used by other residents owing to its location on the development, but convenient to this unit. This is an ideal option for both first time buyers and those looking for a buy-to-let.

£395,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields
& Rutland

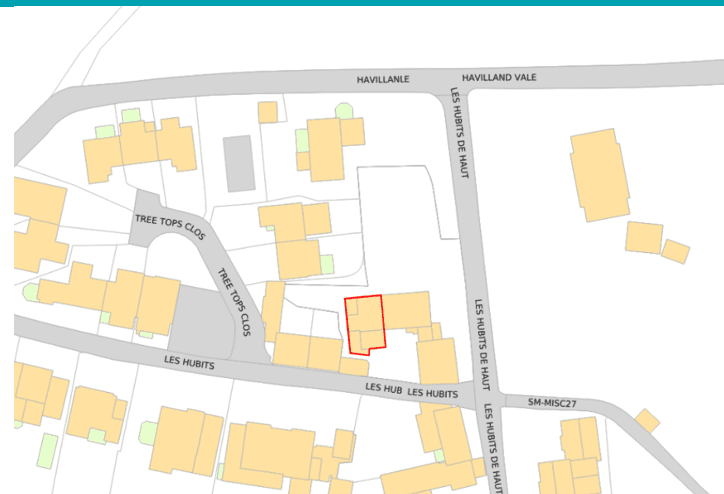
PHOTOS



PHOTOS



SPECIFICATIONS



Hallway

2.51m x 0.87m (8' 3" x 2' 10")

Lounge/Diner

6.08m x 4.26m (19' 11" x 14' 0")

Kitchen

3.70m x 2.14m (12' 2" x 7' 0")

Bedroom 1

4.62m x 3.82m (15' 2" x 12' 6")

Bedroom 2

3.94m x 2.05m (12' 11" x 6' 9")

Bathroom

3.62m x 2.10m (11' 11" x 6' 11")

Garden

The property benefits from two small patio areas. There is also a communal patio space with a picnic table which is seldom used by other residents owing to its location on the development, but convenient to this unit.

Parking

There are two allocated parking spaces.

PRICE INCLUDES

Curtains/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Light and spacious accommodation
- Communal garden
- Private patio area
- Two allocated spaces
- uPVC double glazed
- Service charge: £151pcm

SERVICES

Mains water, electricity and drainage. Electric central heating.

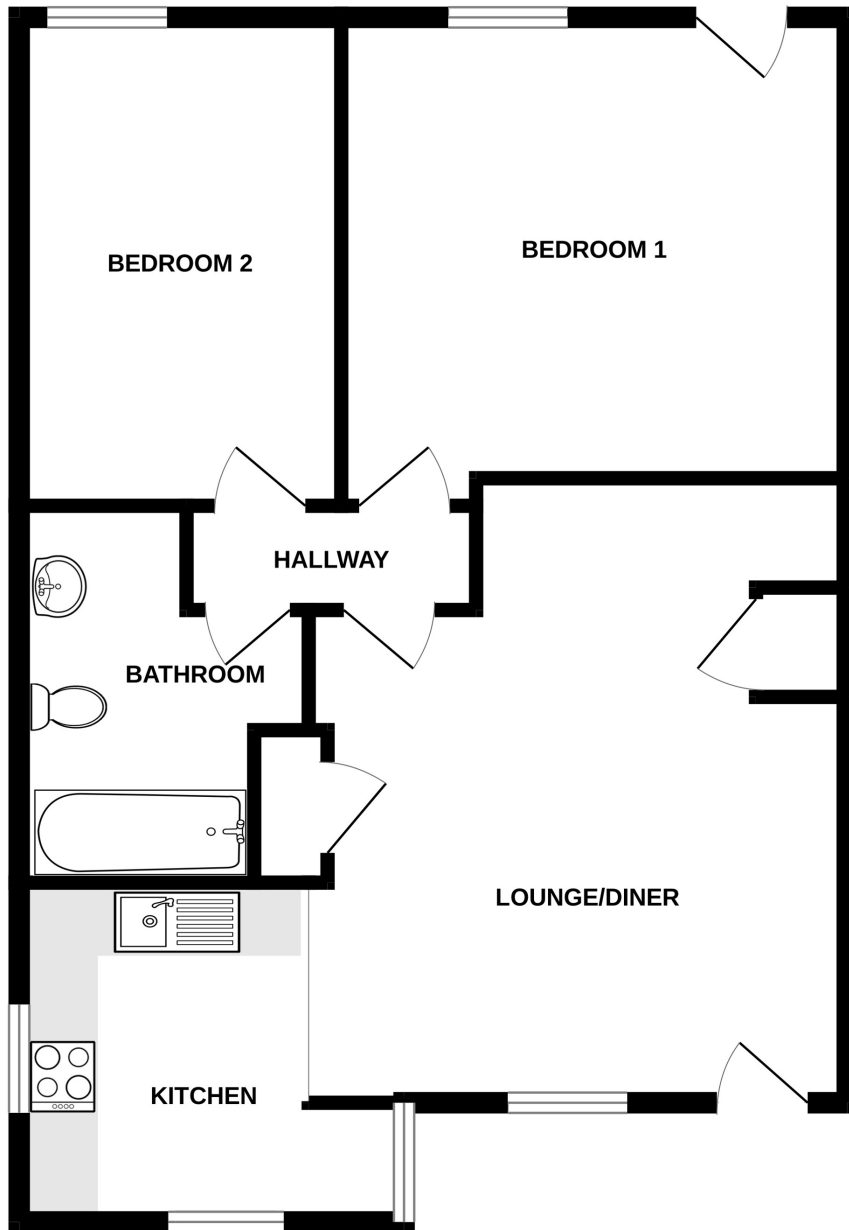
APPLIANCES INCLUDED

- Ariston oven
- Four ring hob
- Hotpoint extractor fan
- Zanussi washing machine
- Hotpoint integrated fridge/freezer
- Hotpoint slimline integrated dishwasher

SCHOOL CATCHMENT

St Martins Primary School and Les Beaucamps High School

GROUND FLOOR



2 MAISON DES ARBES

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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