**SOLE
AGENT**

3 Les Caches Court

La Route Des Cornus | St Martin | GY4 6PP

This ground floor apartment has been recently upgraded by the current owners and is presented to the market in excellent condition. While part of a block of units, there is a private entrance to Number 3 and it benefits from its own outside area. The property is located in the heart of St Martin with the village amenities all within comfortable walking distance. Accommodation comprises lounge/diner, kitchen, two double bedrooms and a shower room. The property has its own rear courtyard as well as a large communal lawned garden. There is also a small patio outside the front door, which is a little suntrap. Parking is provided by an allocated space for one car and the development also has visitor spaces. This is an ideal option for both first time buyers or those looking for a buy-to-let.

£435,000

ESTATE AGENTS & PROPERTY MANAGERS

2 BEDROOMS**1 BATHROOM****1 RECEPTION**

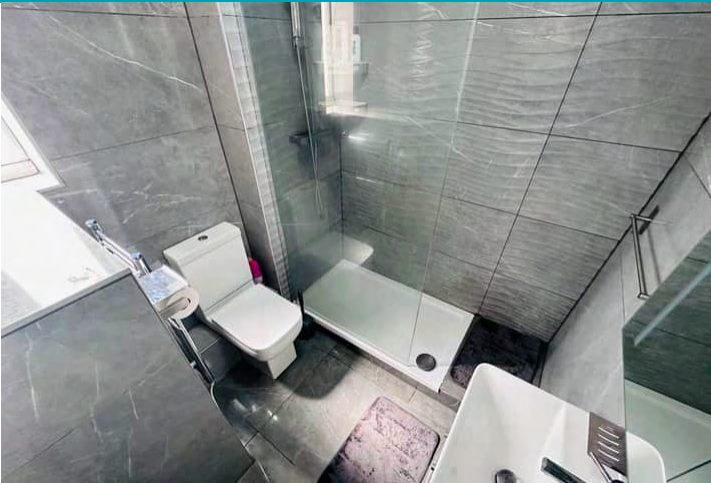
**Shields
& Rutland**

OPENING DOORS SINCE 1993

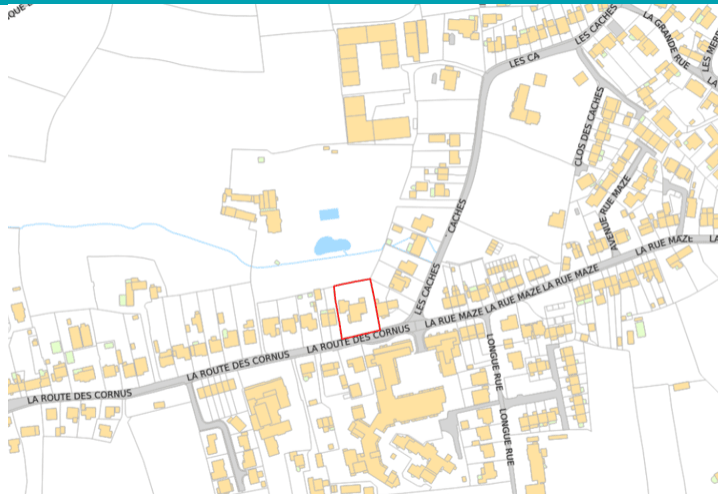
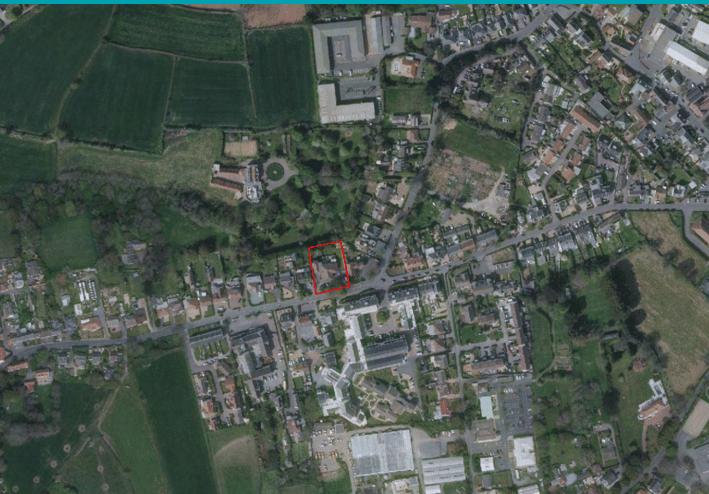
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

3.06m x 0.87m (10' 0" x 2' 10")

Lounge/Diner

4.95m x 3.53m (16' 3" x 11' 7")

Kitchen

3.79m x 3.53m (12' 5" x 11' 7")

Bedroom 1

3.41m x 2.81m (11' 2" x 9' 3")

Bedroom 2

3.94m x 2.98m (12' 11" x 9' 9")

Shower Room

1.96m x 1.85m (6' 5" x 6' 1")

Garden

The property benefits from its own rear garden as well as a large communal lawned garden. There is also a small patio outside the front door, which is a little suntrap.

Parking

Parking is provided by an allocated space for one car and the development also has visitor spaces.

PRICE INCLUDES

Blinds, carpets and light fittings

SPECIAL FEATURES

- Allows pets
- Recently upgraded
- Private entrance
- Outside space
- Visitor parking

SERVICES

Mains water, electricity and drainage.

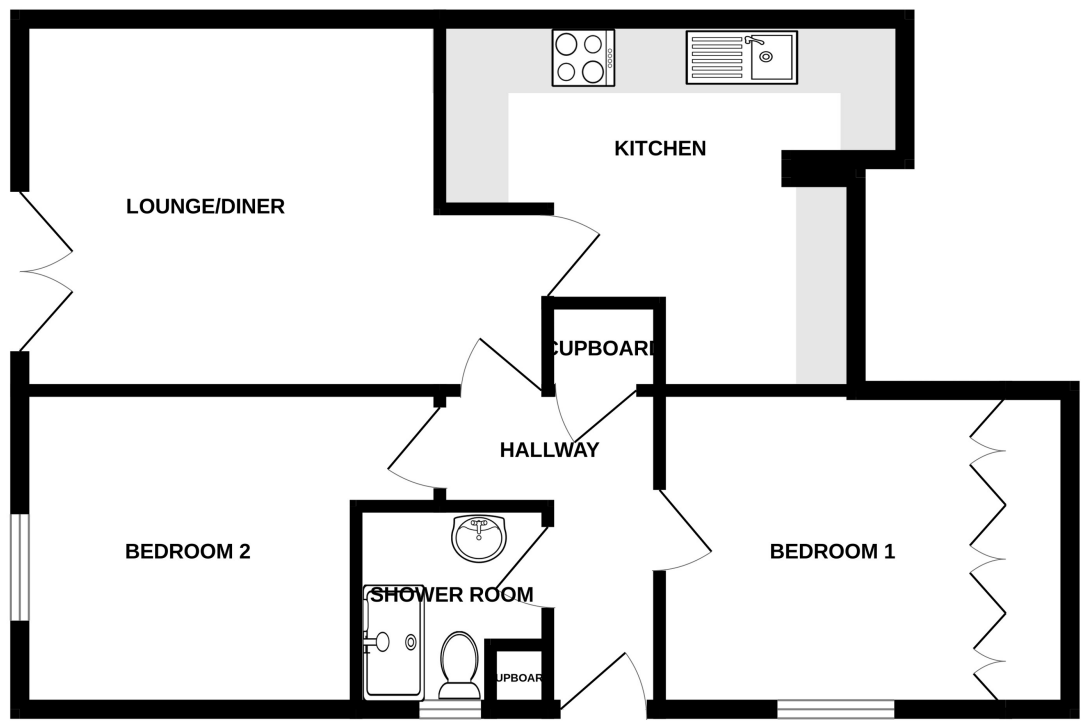
APPLIANCES INCLUDED

- Cooke & Lewis halogen hob
- Cooke & Lewis extractor fan
- Beko single oven
- Indesit integrated dishwasher
- Candy integrated washing machine
- Integrated fridge
- Integrated freezer

SCHOOL CATCHMENT

St Martins Primary School
and Les Beaucamps High School

GROUND FLOOR



3 LES CACHES COURT

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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