

SOLE  
AGENT

## Flat 4, Les Pommiers

Route de la Hougue du Pommier | GY57FQ

This charming maisonette is presented to the market in move-in condition and is conveniently located in a desirable west coast location with Cobo Beach in comfortable walking distance. The property is set over two floors and boasts rooms with high ceilings that are flooded with natural light. Accommodation comprises kitchen/breakfast room which opens to the lounge/diner, a double bedroom, a single bedroom/study and a bathroom. Number 4 benefits from two parking spaces and use of a communal garden. This is an ideal property for both first time buyers or those looking for a buy-to-let.

**£440,000**

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland



PHOTOS

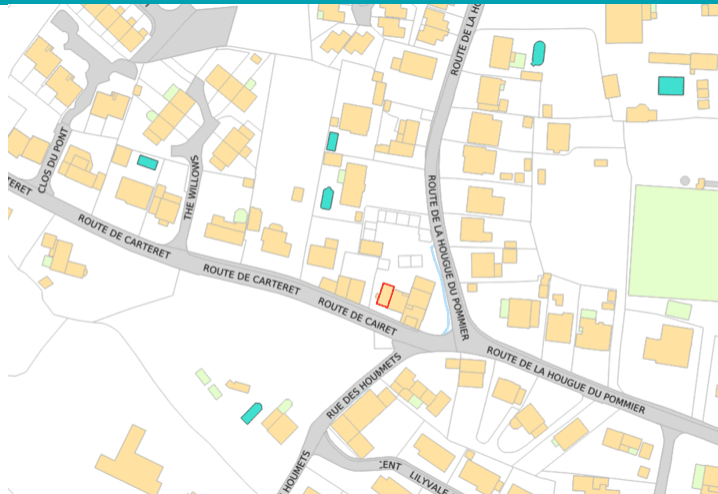




PHOTOS



# SPECIFICATIONS



## Porch

1.40m x 1.22m (4' 7" x 4' 0")

## Kitchen

4.04m x 2.75m (13' 3" x 9' 0")

## Lounge/Diner

5.00m x 3.92m (16' 5" x 12' 10")

## First Floor Landing

2.50m x 1.47m (8' 2" x 4' 10")

## Bedroom 1

3.95m x 3.47m (13' 0" x 11' 5")

## Study/Nursery

2.78m x 2.30m (9' 1" x 7' 7")

## Bathroom

1.97m x 1.96m (6' 6" x 6' 5")

## Garden

There is use of the communal garden.

## Parking

There are two allocated parking spaces.

## PRICE INCLUDES

Curtains/blinds, carpet/flooring and light fittings

## SPECIAL FEATURES

- Light accommodation
- Communal garden
- uPVC double glazed
- Near the west coast

## SERVICES

Mains water, electricity and drainage.

## APPLIANCES INCLUDED

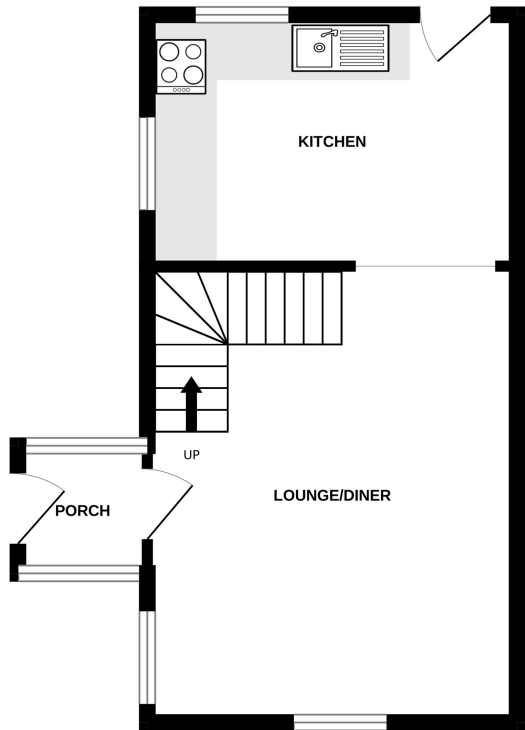
- Neff integrated microwave
- Indesit fridge/freezer
- Neff oven
- Bosch dishwasher
- Beko four ring hob

## SCHOOL CATCHMENT

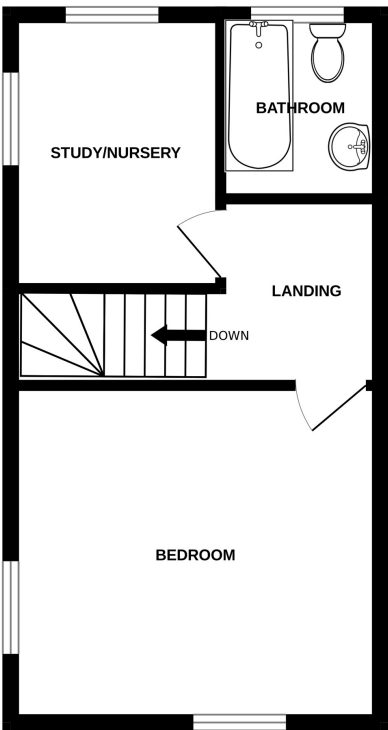
La Mare de Carteret Primary School and St Sampson High School



GROUND FLOOR



1ST FLOOR



4 LES POMMIERS

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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