

SOLE  
AGENT

## Kweto

Vale Road | St Sampson | GY24DH

This modern, ground-floor apartment is presented to the market in excellent condition and benefits from a private entrance. The property is located in a convenient spot with both Town and The Bridge a short drive away while having a handy shop within comfortable walking distance. The spacious accommodation comprises a large open plan lounge/kitchen/diner, two bedrooms and a bathroom. There is a low-maintenance courtyard garden that has a timber cabin with power and lighting, which is ideal for a hobby room or home office. The tarmac driveway to the side of the property provides tandem parking for two small vehicles. This is an ideal property for first-time buyers, anybody looking for a lock-up-and-leave or investor buyers wanting a buy-to-let.

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2 BEDROOMS

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1 BATHROOM

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1 RECEPTION

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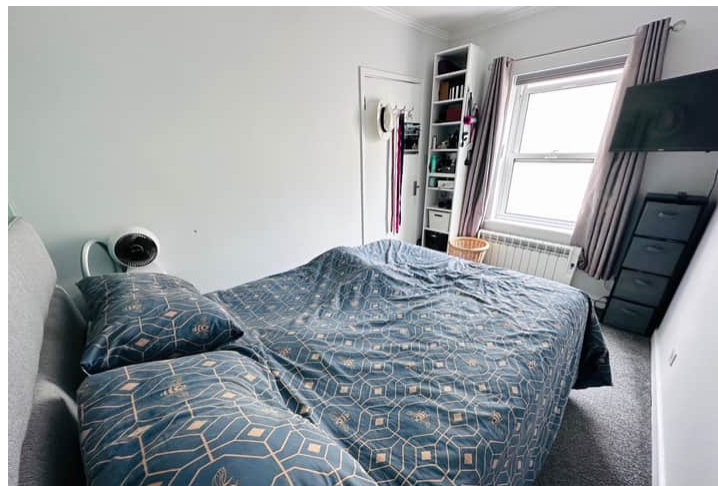
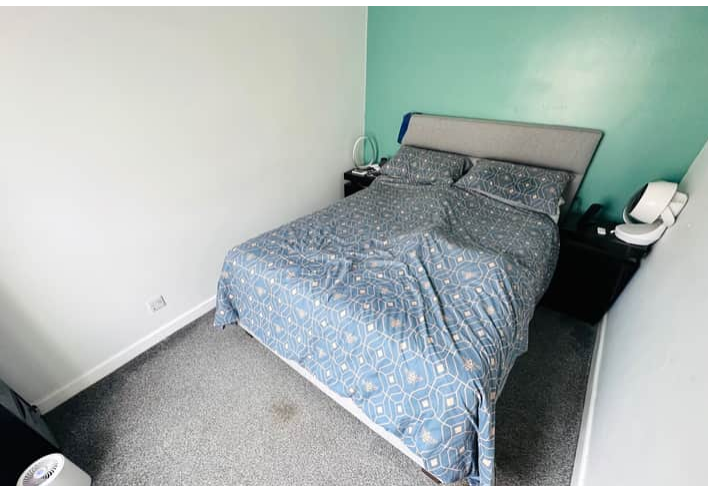
**£450,000**

ESTATE AGENTS & PROPERTY MANAGERS

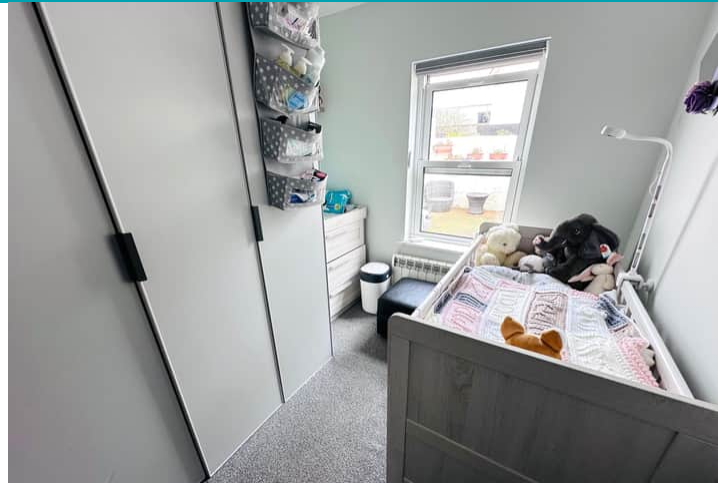
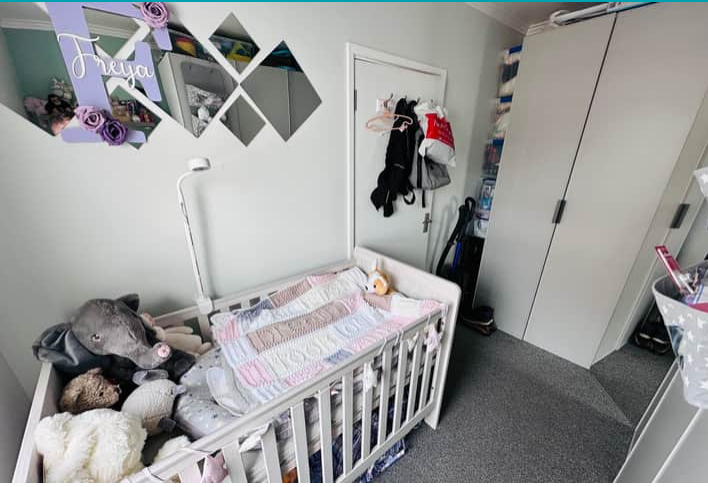
Shields  
& Rutland

OPENING DOORS SINCE 1993

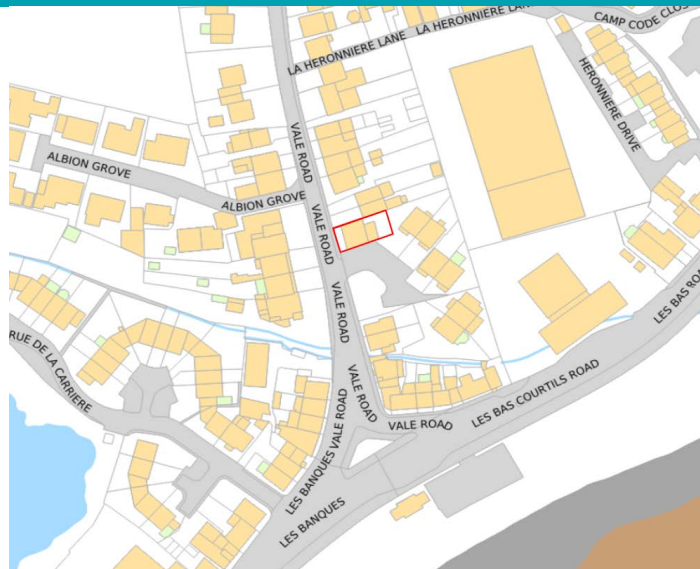
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.30m x 1.00m (17' 5" x 3' 3")

## Kitchen/Diner

3.54m x 2.55m (11' 7" x 8' 4")

## Lounge

5.08m x 4.76m (16' 8" x 15' 7")

## Bedroom 1

3.53m x 2.62m (11' 7" x 8' 7")

## Bedroom 2

3.53m x 2.53m (11' 7" x 8' 4")

## Bathroom

2.06m x 2.08m (6' 9" x 6' 10")

## Garden

There is a low-maintenance courtyard garden that has a timber cabin with power and lighting, which is ideal for a hobby room or home office.

## Parking

The tarmac driveway to the side of the property provides tandem parking for two small vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Convenient location
- Ground floor
- Timber cabin
- Spacious accommodation
- uPVC double glazed

## SERVICES

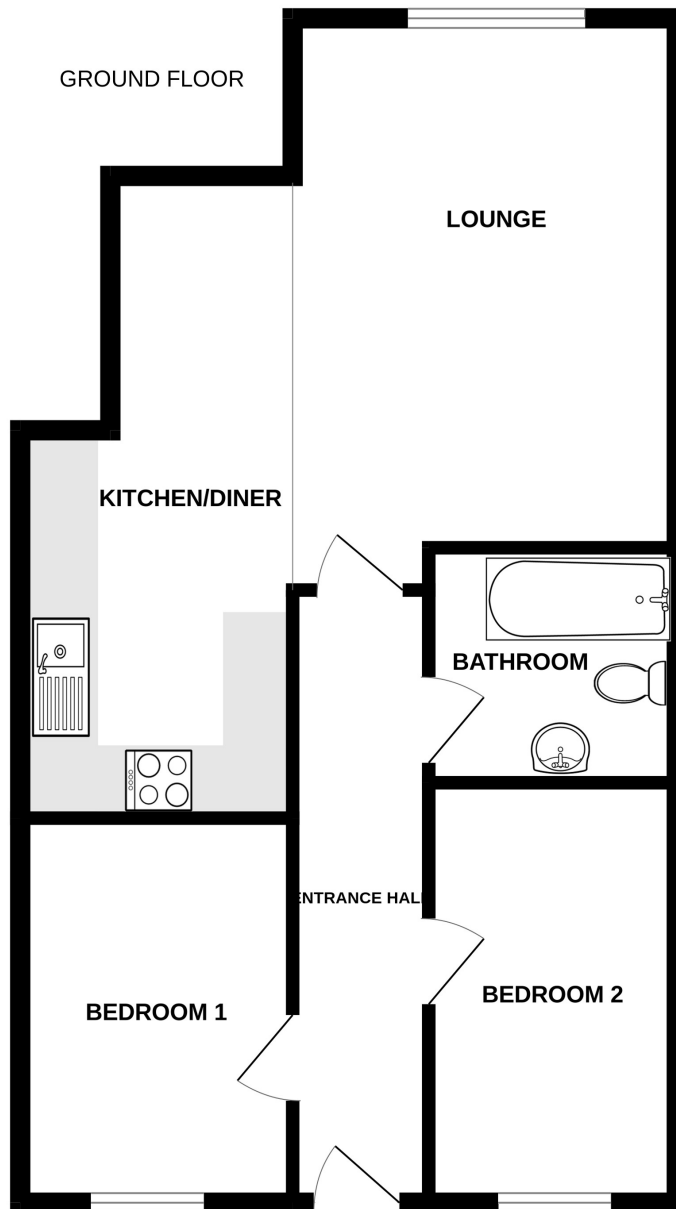
Mains water, electricity and drainage. Electric heating.

## APPLIANCES INCLUDED

To be agreed at sale

## SCHOOL CATCHMENT

Vale Primary School and St Sampson High School



KWETO

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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