



SOLE  
AGENT

## Flat

1 New Road | St Sampson | Guernsey | Channel Islands | GY24QF

Smartly presented spacious two bedroom flat situated with all local amenities on your doorstep. Newly decorated throughout with the additional benefit of allocated parking for two cars. Accommodation comprises: entrance hall, living room, kitchen/breakfast room, bathroom and two bedroom. No smokers or pets. Unfortunately, this property is not suitable for children due to the access and internal layout. Available immediately.

**£2,000 pcm**

2 BEDROOMS

1 BATHROOM

1 RECEPTION

Shields  
& Rutland

# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

2.10m x 0.83m (6' 11" x 2' 9")

## Lounge

4.95m x 3.63m (16' 3" x 11' 11")

## Kitchen/Diner

4.99m x 3.48m (16' 4" x 11' 5")

## Bathroom

2.82m x 1.56m (9' 3" x 5' 1")

## Master Bedroom

5.25m x 3.87m (17' 3" x 12' 8")

## Landing

1m x 1m (3' 3" x 3' 3")

## Bedroom 2

4.92m x 2.77m (16' 2" x 9' 1")

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Spacious accommodation
- Convenient location
- Two allocated parking spaces

## SERVICES

Mains water, electricity and drainage.

## APPLIANCES INCLUDED

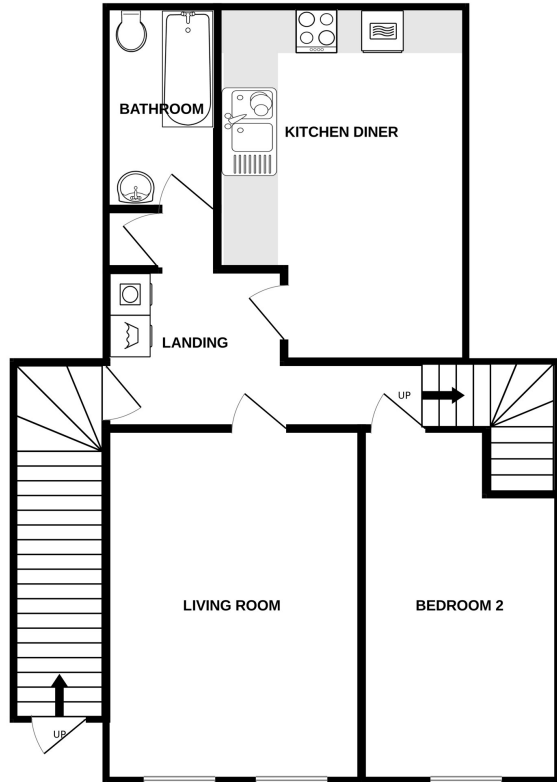
- Hotpoint aquarius dishwasher
- Hotpoint microwave
- Midea single oven
- Hotpoint hob
- Integrated fridge
- Indesit washing machine
- Hoover tumble dryer

## SCHOOL CATCHMENT

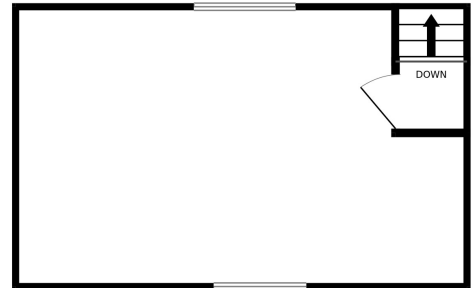
N/A

# FLOORPLAN

GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 sq.m.) approx.

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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