

**SOLE  
AGENT**

## 12 Maison le Marchant

Grandes Maisons Road | St Sampson |

This purpose built first floor apartment is conveniently located within walking distance of Delancey Park and The Bridge while also a short drive to town. Number 12 is presented to the market in move-in condition and is an ideal option for both first time buyers or those looking for a buy-to let. Accommodation comprises lounge/diner, kitchen, two bedrooms and a bathroom. There is an underground parking space for one car. The property also benefits from visitor parking and a communal garden.

2 BEDROOMS

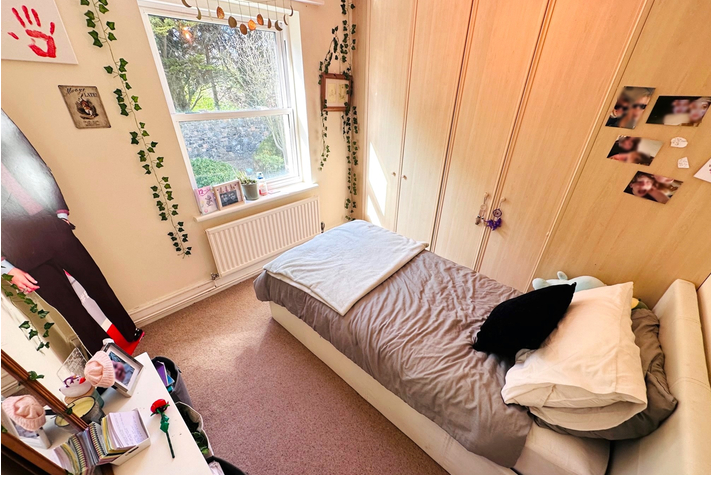
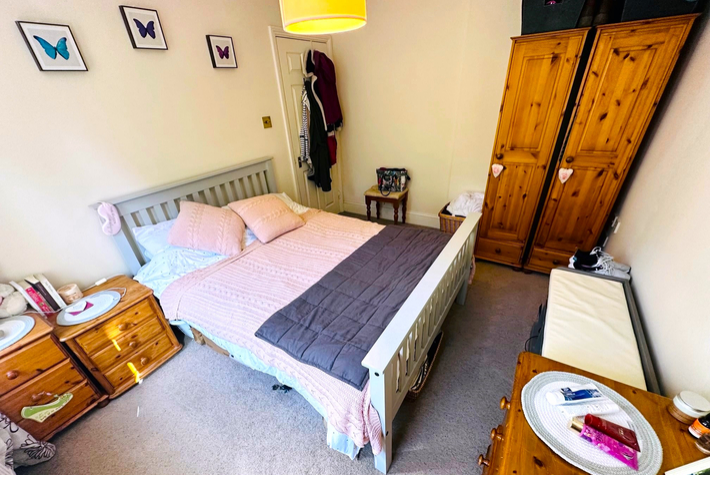
1 BATHROOM

1 RECEPTION

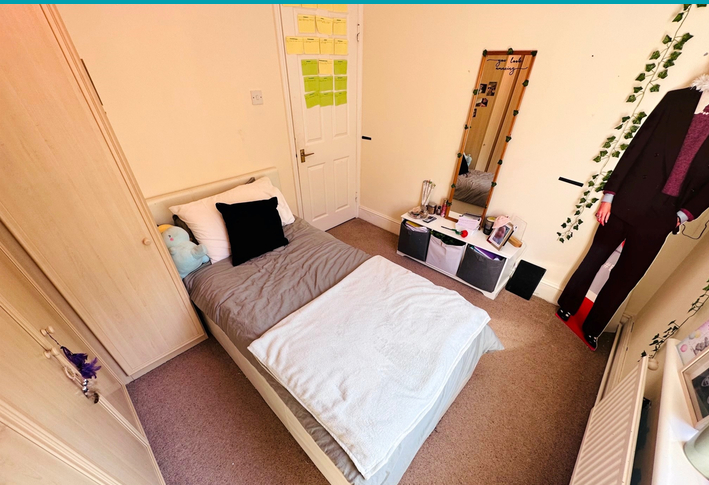
**£370,000**

**Shields  
& Rutland**

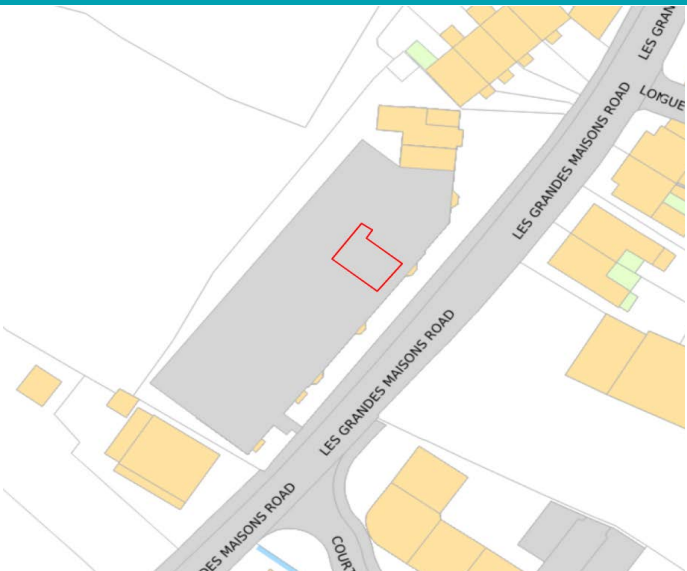
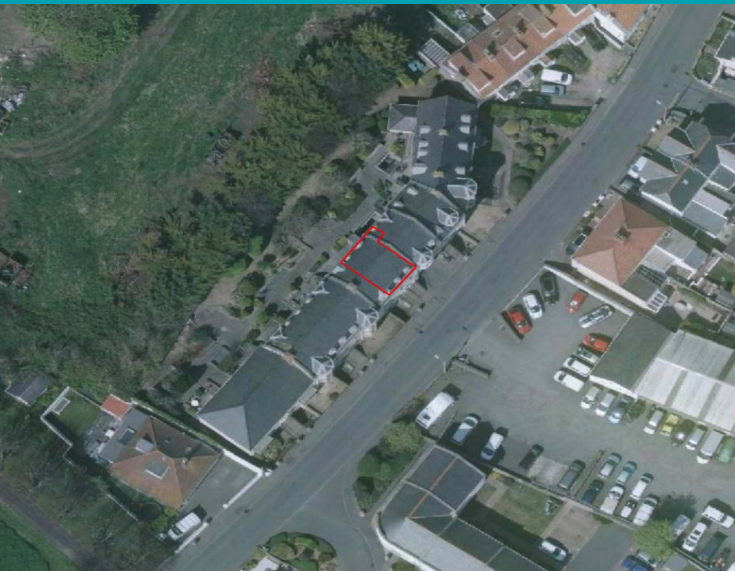
PHOTOS



PHOTOS



# SPECIFICATIONS



## Entrance Porch

1.73m x 0.88m (5' 8" x 2' 11")

## Entrance Hall

2.73m x 0.92m (8' 11" x 3' 0")

## Lounge/Diner

4.61m x 3.92m (15' 1" x 12' 10")

## Kitchen

2.83m x 1.61m (9' 3" x 5' 3")

## Bedroom 1

3.66m x 2.89m (12' 0" x 9' 6")

## Bedroom 2

3.19m x 2.65m (10' 6" x 8' 8")

## Bathroom

2.63m x 1.67m (8' 8" x 5' 6")

## Parking

There is underground parking for one car and visitor parking.

## Garden

There is a communal garden to the rear.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- Convenient location
- Visitor parking
- Light accommodation
- Communal garden

## SERVICES

Mains water, electric and drainage.

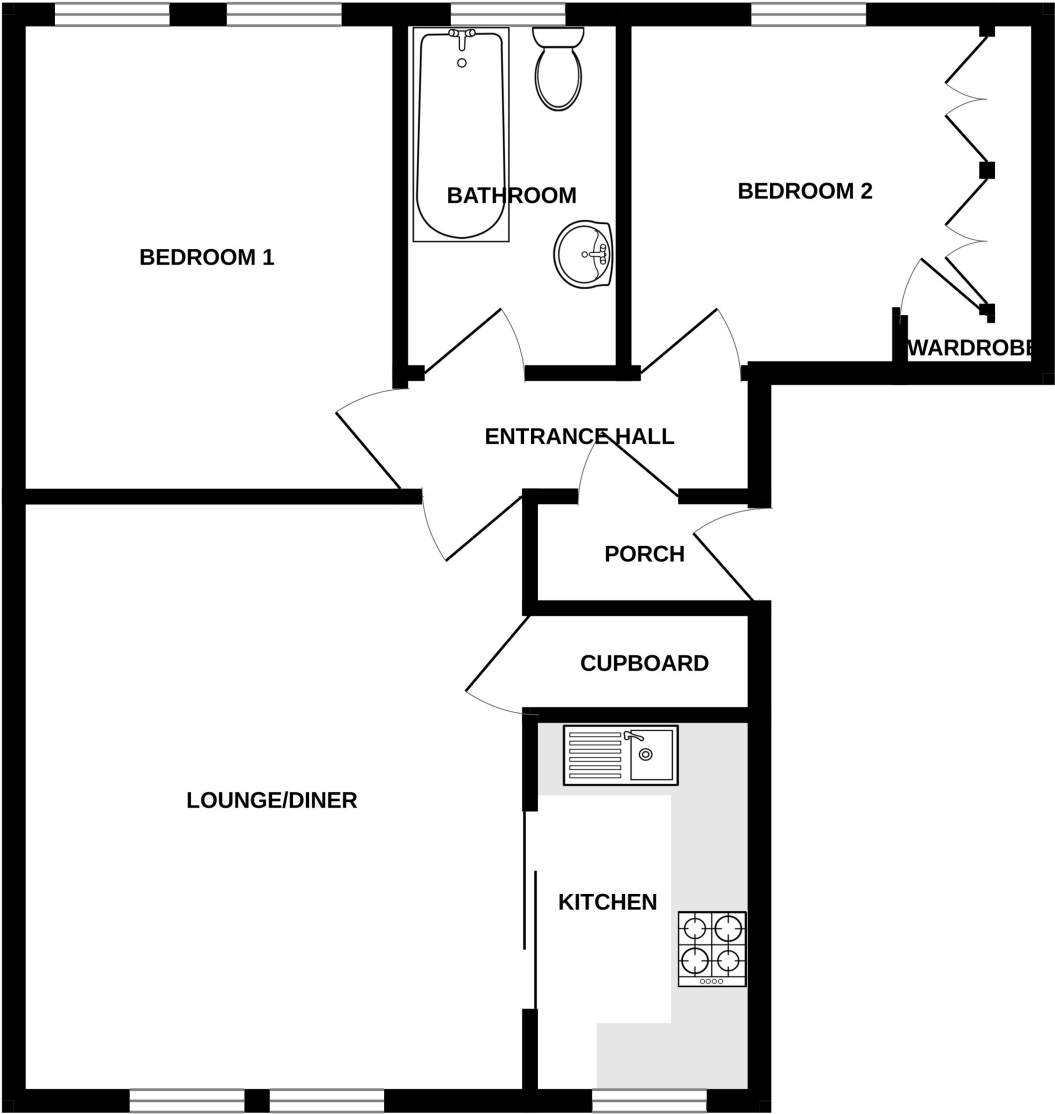
## APPLIANCES INCLUDED

- Indesit single oven
- Four ring gas hob
- Hotpoint washing machine
- Extractor fan
- Hotpoint iced diamond fridge/freezer

## SCHOOL CATCHMENT

Vale Primary School and St Sampsons High School

FIRST FLOOR



12 MAISON LE MARCHANT

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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