

5a Westerbrook



South Quay St Sampson 1 Bedroom

- One bedroom first floor apartment.
- Conveniently situated on Southside, The Bridge.
- Recently professionally converted into an apartment.
- Double bedroom, kitchen/living room and bathroom.
- Parking for one car.
- Perry`s Guide - Page 11 F3



£235,000 TRP TBA REF 1246

This smart first floor one bedroom apartment is ideally situated on Southside, The Bridge and all its local shopping amenities and restaurants, making it the ideal home for anyone who works or socialises in and around the area. The property has recently been professionally converted into an apartment. The low maintenance accommodation includes an open plan lounge/diner with fully fitted kitchen, a beautifully finished bathroom and a good size double bedroom. With the added benefit of a dedicated parking space and views over St Sampsons Marina, this apartment represents excellent value and must be seen to be appreciated.

COMMUNAL ENTRANCE HALL

Entrance door to side with stairs leading to first floor. Doors to apartments 5a and 5b.

ENTRANCE HALL

Doors to storage cupboard housing boiler, bathroom, kitchen/lounge/diner, bedroom.

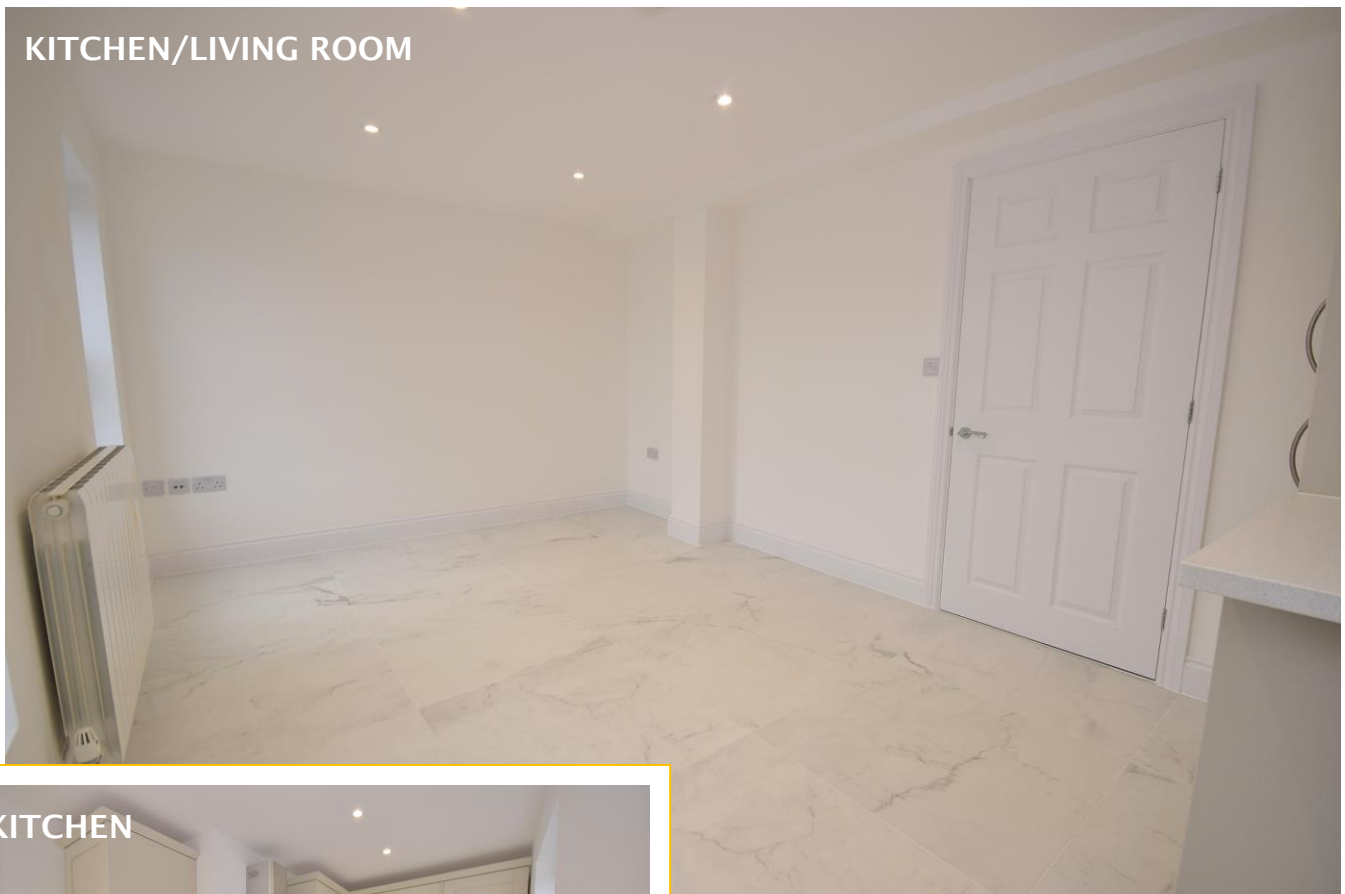
BATHROOM 2.94m (9'8") x 2.48m (8'2") Max

Fitted with a modern 3 piece suite in white comprising w.c. wash hand basin set in vanity unit and bath with shower attachment over and glass shower screen. Extractor fan. Part tiled walls and floor. Heated towel rail and window to front. Storage cupboard.



BATHROOM

KITCHEN/LIVING ROOM



KITCHEN



KITCHEN/LIVING ROOM 6.36m (20'10") Max x 3.09m (10'2") Max

Great living space for relaxing, cooking and dining in with lovely views across St Sampsons Marina. Fully fitted wall and base units with Corian worktops over incorporating a single bowl sink and drainer unit. Appliances include Bosch oven with Bosch 4 ring hob and extractor fan over, integrated microwave. Beko integrated fridge/freezer and dishwasher. 3 windows to front. Tiled floors. Radiator and extractor fan.

KITCHEN/LIVING ROOM



KITCHEN/LIVING ROOM



BEDROOM



BEDROOM



BEDROOM 4.2m (13'9") Max x 3.13m (10'3")
Good size double bedroom with window to front overlooking the St Sampsons Marina. Radiator.

PARKING
One designated parking space to the rear of the development.

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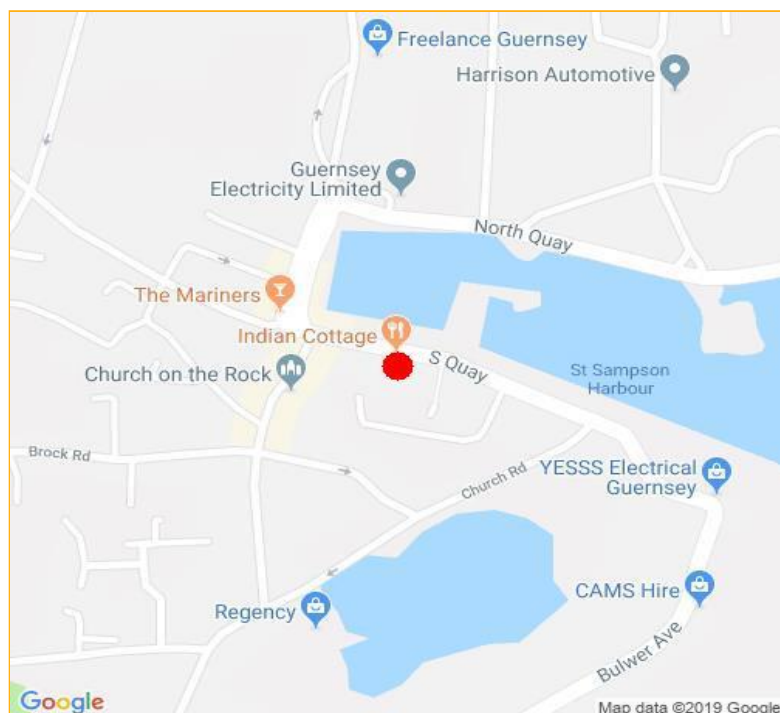
South Quay
St Sampson

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICES: Electricity, Water, Mains Drainage

VIEWING: Strictly by appointment through the vendors agent - Chateaux Estate Agency Limited.

POSSESSION: Available by negotiation

PRICE INCLUDES: Carpets, Curtains, Light fittings and Listed Appliances

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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