



## 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

**£219,000** TRP TBA REF 1247

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, 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, bedroom and kitchen/lounge/diner.

#### **BATHROOM 2m (6'7") x 1.72m (5'8")**

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 two windows to rear.

#### **BEDROOM 3.86m (12'8") Max x 3.16m (10'4")**

Good size double bedroom with 3 windows to rear and fitted double robe. Radiator.



**BATHROOM**



**BEDROOM**

## KITCHEN/LIVING ROOM



### **KITCHEN/LIVING ROOM 4.9m (16'1") Max x 4.26m (14'0") Max**

Great living space for relaxing, cooking and dining in. Fully fitted wall and base units with Corian worktops over incorporating a single bowl sink and drainer unit. Appliances include Beko 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.

### **PARKING**

One designated parking space at the rear of the development.

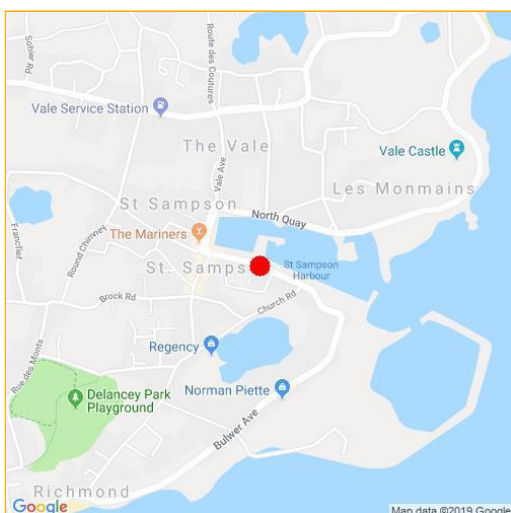
## KITCHEN/LIVING ROOM



# 5b Westerbrook

South Quay  
St Sampson

## Floor Plan



**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.

Brenton House Les Petites Capelles St Sampson GY2 4GX  
Tel: 01481 244544 Fax: 01481 200384  
Email: [info@chateaux.gg](mailto:info@chateaux.gg) <http://www.chateaux.gg>

