

Apartment 19

Ker Maria - Route Carre - St Sampson

Price £330,000



REF: 2091

TRP: N/A



- Ground floor 1 bedroom apartment situated in the popular Ker Maria development.
- Located right next to a bus stop, shops and L'Islet Village.
- Comprises 1 double bedroom, bathroom, kitchen & lounge/diner.
- For residents aged 55 and over available on a 'lifetime enjoyment' lease.
- Parking for 1 car plus visitor spaces.
- Perry's Guide - Page 10 A2





Ker Maria is a development designed to give residents aged 55 and over an independent lifestyle whilst residing in the comfort of a secure environment, available on a lifetime enjoyment lease and consists of a mix of one bedroom and 3 two bedroom apartments located almost opposite Marks & Spencer Food Store and close to L'Islet shopping centre which includes a post office just a 5 minute walk away. Close by is also Oatlands Craft Centre and Guernsey Candles. For those who enjoy walking, L'Ancrese Common and the northern beaches are not far away. A bus stop for a regular service to St Peter Port and St Sampson is nearby. Apartment 19 is situated on the ground floor and very spacious with 1 double bedroom, kitchen, lounge/diner and 4 piece bathroom. The property is in good order with fully fitted kitchen units and all appliances, extensive range of fitted bedroom furniture and a fully tiled 4-piece bathroom including a walk-in shower cubicle. This is a fully managed development with communal facilities including a community room and conservatory. To view this well-appointed and spacious apartment please call Chateaux on 244544 today.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of details, dimensions, views 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, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Map and brochure ©2024

ENTRANCE HALL 3.2m (10'6") x 0.88m (2'11")

Half glazed uPVC door to front leading into entrance hall with doors off to the lounge, bathroom and bedroom. Cupboard housing incoming electrics.

LOUNGE/DINER 4.18m (13'9") x 3.55m (11'8")

Cosy lounge/diner with door to kitchen. Windows to front and side. Night storage heater.

KITCHEN 3.55m (11'8") Max x 2.13m (7'0") Max

Fitted with a range of kitchen wall & base units in light oak effect with grey laminate worktops over incorporating a single bowl stainless steel sink and drainer unit. Appliances are all Neff and include oven, microwave, dishwasher, fridge/freezer, hob and extractor fan and Hotpoint washing machine. Window to side and rear overlooking communal garden. Under floor heating. Door to lounge.

BATHROOM 2.86m (9'5") x 2.1m (6'11")

Fitted with a 4 piece suite in white comprising bath, walk in shower cubicle, wash hand basin set on vanity unit and concealed cistern w.c. Window to rear. Under floor heating and heated towel rail.

BEDROOM 1 5m (16'5") x 4.19m (13'9") Max

Generous double bedroom with a 4 door run of robes, matching chest of drawers, dressing table and bed side cabinets. 2 windows to rear overlooking communal gardens. Night storage heater.

SERVICES: Electricity, Water, Electric Boiler, Mains Drainage.

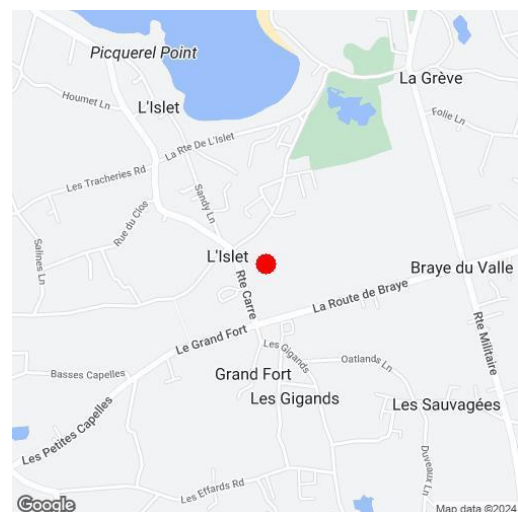
PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Neff oven, Neff fridge/freezer, Neff microwave, Neff dishwasher, Neff hob, Neff extractor & Hotpoint washing machine

MONTHLY SERVICE CHARGE: £290

The service charge includes full management of the grounds and buildings, building insurance, communal repairs, maintenance and cleaning, gardening charge and lighting of the external and communal areas, refuse, tax and water rates. (Personal care, internal decoration and electricity costs are the responsibility of the residents)

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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