

Apartment 12

Ker Maria - Route Carre - St Sampson

Price £325,000



REF: **2297**

TRP: **Tbc**



- First 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/diner & lounge.
- For residents aged 55 and over available on a 'lifetime enjoyment' lease.
- Parking for 1 car.
- 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 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 12 is situated on the first floor and very spacious with 1 double bedroom, kitchen/diner, lounge 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. There is a monthly service charge which includes full management of the grounds and buildings, building insurance, communal repairs and maintenance, gardening and lighting of the external and communal areas, refuse, tax and water rates. (Personal care, contents insurance, telephone and electricity costs are the responsibility of the residents). There is also the further benefit of an allocated parking space, ample and the use of communal garden areas. To view this well-appointed and spacious apartment please call Chateaux on 244544 today.

ENTRANCE HALL

Entrance door into hallway with staircase up to 1st floor. High-level cupboard housing electric meters.

FIRST FLOOR LANDING

Doors to kitchen/diner, lounge and bathroom. Large storage cupboard. Hatch and pull down ladder into roof space with hot water cylinder and a large amount of storage. Door entry system.

KITCHEN/DINER 3.7m (12'2") x 2.45m (8'0")

Fitted with a range of base and wall units with worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled splashbacks. Appliances include Neff fridge/freezer, Neff single oven, Neff combi oven, Neff hob with extractor hood over, Indesit dryer and Neff dishwasher. Area for small table. Dimplex storage heater and window to rear.

LOUNGE 4.15m (13'7") Max x 4.05m (13'3")

Dormer window to front. Dimplex storage heater. Doors to landing and bedroom.

BEDROOM 3.66m (12'0") x 3.25m (10'8")

Dormer window to rear overlooking agriculture fields. Fitted with a range of bedroom furniture. Dimplex storage heater.

BATHROOM 2.95m (9'8") Max x 2.51m (8'3")

Large bathroom incorporating a four piece suite with a shower cubicle, bath, wash hand basin set in vanity unit with mirror and light over and WC. Dormer window to front and window to side. Fully tiled walls and heated towel rail.



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 operation or efficiency can be given. Made with Metaplan 12/2021

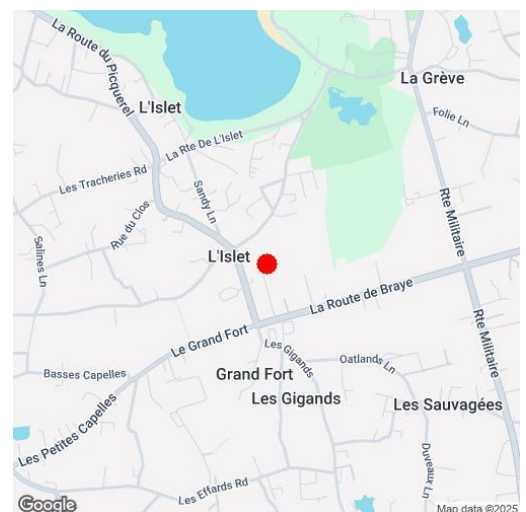
SERVICES: Electricity, Water, Main Drainage.

PRICE INCLUDES: Blinds, Light Fittings and Listed Appliances. (Carpets by negotiation)

SERVICE CHARGE: £300pcm

WHAT3WORDS: bearlike.boredom.dilution

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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