

# 2 Le Marron Flats

Route Des Coutanchez - St Peter Port - GY1 2TU

Price £375,000



REF: 2321

TRP: 81



- 2 bedroom, first & second floor maisonette.
- Located along Route Des Coutanchez.
- Comprises bathroom, bedroom, lounge/diner, kitchen & external utility room on the first floor.
- Bedroom on the second floor with a storage area.
- Allocated parking for 1 car.
- Perry's Guide - Page 17 E2







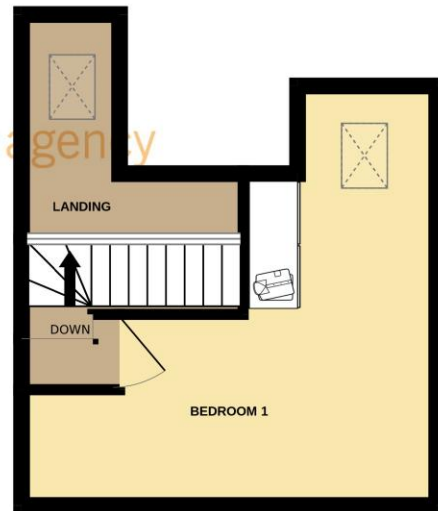




FIRST FLOOR



SECOND FLOOR



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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**COMMUNAL ENTRANCE LOBBY**

Communal entrance to flats two and three.

**ENTRANCE LOBBY 0.9m (2'11") x 0.8m (2'7")**

Entrance door into lobby. Space for hanging coats. Door to entrance hall.

**ENTRANCE HALL 2.95m (9'8") x 0.9m (2'11")**

Doors to bathroom, bedroom two, and lounge/diner. Stairs to 1st floor. Radiator.

**BATHROOM 2.22m (7'3") x 1.99m (6'6")**

Brand new bathroom fitted with a three-piece suite comprising bath with shower attachment over and glazed shower screen, wash hand basin with illuminated mirror door cabinet over and WC. Heated towel rail and Envirovent extractor fan. Fully tiled walls and floor.

**LOUNGE/DINER 4.24m (13'11") x 3.65m (12'0")**

Two large sash bay windows to front. Door to kitchen. Radiator.

**KITCHEN 2.24m (7'4") x 2.05m (6'9")**

Fitted with wood effect wall and base units with laminate worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled splashback. Appliances include Hotpoint free standing double oven and grill with 4 ring hob over and a Bosch slimline dishwasher. Large sash bay window to front and radiator.

**BEDROOM 2 3.49m (11'5") x 2.73m (8'11")**

Single bedroom with sash window to side. Fitted robes and cupboard under the stairs. Radiator.

**STAIRS TO 1ST FLOOR LANDING**

Stairs to 1st floor split landing. Velux window to rear with storage space under and eaves storage. Door to bedroom 1.

**BEDROOM 1 4.5m (14'9") Into Eaves x 4.54m (14'11") Irregular Shape**

Double bedroom with fitted robes. Velux window to rear. Eaves storage and radiator.

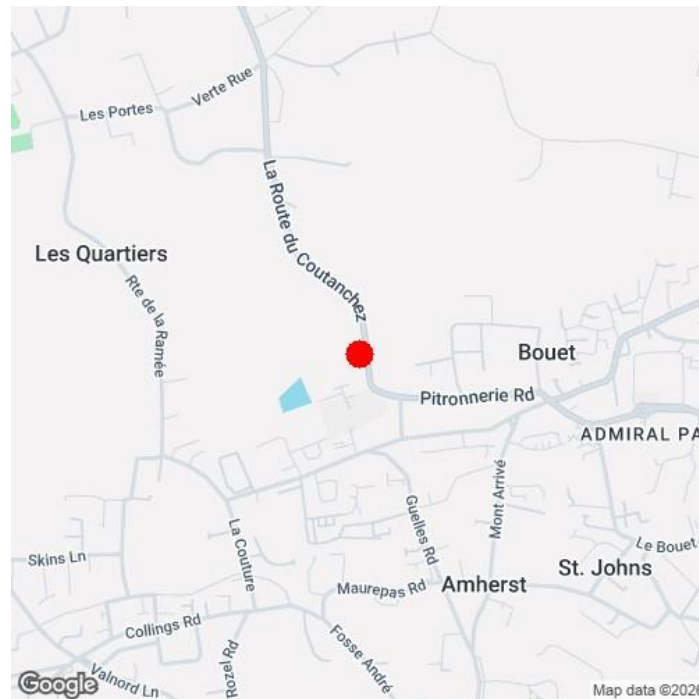
**UTILITY 2.15m (7'1") x 0.9m (2'11")**

Part glazed uPVC door to side. Window to rear. Vaillant gas boiler, Hotpoint washer/dryer and LEC fridge. Incoming electrics.

**EXTERIOR**

Allocated parking for one car. External staircase leading to entrance door.

Chateaux Estates are pleased to offer to the market "2 Le Marron Flats" a first & second floor two bedroom maisonette, located along Route Des Coutanchez. The property is approached over the communal driveway up an external staircase to the first floor, there you will find the Utility room for the sole use of flat 2 & the entrance lobby to flats 2 & 3. Inside you will find a modern bathroom, bedroom, lounge/diner & kitchen on the first floor with stairs to the second floor, good size half landing providing a good storage area & bedroom. Outside you have an allocated parking space for 1 car in the communal drive. To view please call 244544.



**SERVICES:** Electric: Mains, Gas: Mains, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

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

**LISTED APPLIANCES:** Hotpoint free standing double oven and grill with 4 ring hob over and a Bosch slimline dishwasher. Hotpoint washer/dryer and LEC fridge.

**WHAT3WORDS:** bonuses.nimble.publisher

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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