

6 Ker Maria Apartments

Route Carre - St Sampson- GY2 4RF

Price £480,000



REF: 2425

TRP: N/A



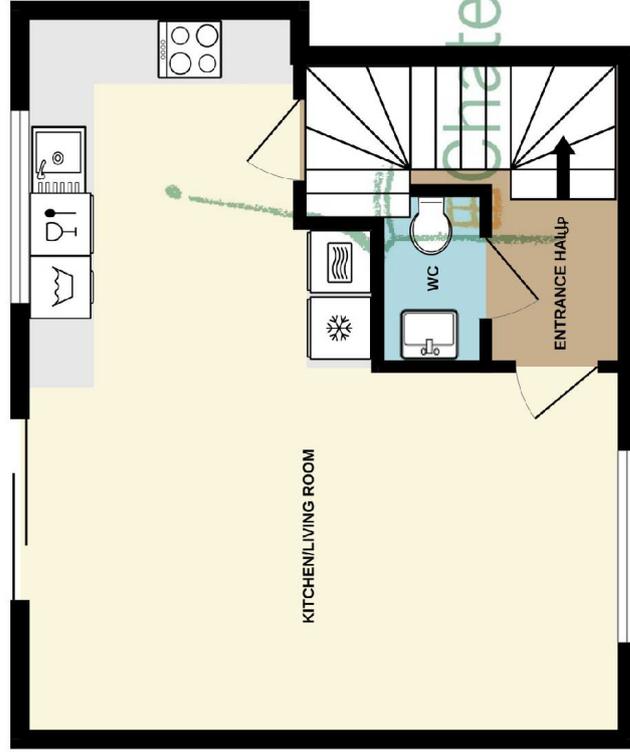
- A Brand New 1 bedroom house situated in the popular Ker Maria development.
- Located right next to a bus stop, shops and L'Islet Village.
- Comprises 1 double bedroom, shower room, kitchen/lounge/diner and w.c.
- For residents aged 55 and over available on a leasehold purchase.
- Parking for 1 car.
- Perry's Guide - Page 10 A2.



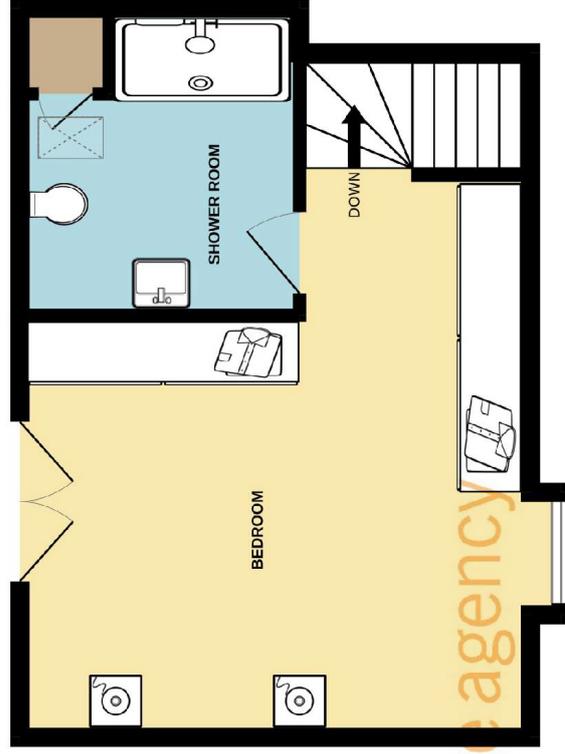




GROUND FLOOR



1ST 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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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. This property is part of a complete renovation of part of this ever-popular development and is available to own on a long-term lease. The site is located almost opposite Marks & Spencer food store and just a five minute walk away from L'Islet shopping centre and its post office. Oatlands Craft Centre and Guernsey Candles are also nearby. For those who enjoy walking, L'Ancrese Common and the northern beaches are within easy reach. A bus stop for a regular service to St Peter Port and St Sampson is nearby. Number 6 is a semi-detached house set over two floors comprising an entrance hall; WC; open plan and fully-equipped kitchen/lounge/diner with double doors leading to the rear; a double bedroom with an extensive range of fitted bedroom furniture; and ensuite shower room. This is a fully managed development with communal facilities including a community room and a conservatory. There is a monthly service charge which includes management of the grounds and maintenance of the building structure, buildings insurance, maintenance of all communal areas and facilities, Tax on Real Property, and parish and refuse rates. Owners are responsible for their own electricity and water charges, contents insurance, maintenance and interior decoration of their dwelling and personal care. There is also the further benefit of an allocated parking space and the use of the communal garden areas. To view this well-appointed and spacious property, please call Chateaux on 244544 today.

ENTRANCE HALL

uPVC half glazed door and side panel to front. Stairs to first floor and doors to w.c and open plan kitchen/lounge/diner.

W.C. 1.65m (5'5") x 1m (3'3")

Fitted with a two piece suite comprising w.c and wash hand basin set in vanity unit with illuminated mirror fronted medicine cabinet over. Envirovent extractor fan. Karndean flooring and tiled walls.

KITCHEN/LOUNGE/DINER 6.85m (22'6") Max x 5.65m (18'6") Max

Ample space to cook, relax and dine in with window to front and sliding patio doors and window to rear with rural views. The kitchen area is fitted with wall and base units in Matt white with Silestone worktops, cills and upstands over, incorporating a one and a half bowl sink with drainer grooves. Appliances include Neff single oven with Neff combi oven over, Neff 4 ring induction hob with Neff extractor fan over, full size Neff dishwasher, Neff fridge/freezer and Hotpoint washer/dryer. Door to understairs cupboard which houses incoming electrics and underfloor heating controls. Hatch to further understairs storage. Karndean flooring throughout.

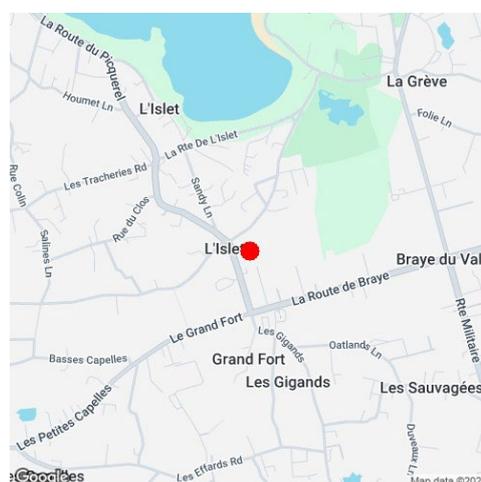
STAIRS TO FIRST FLOOR

BEDROOM 5.4m (17'9") Max x 4.75m (15'7") Max

Stairs to double bedroom with electric operated Velux window over. Double doors to rear with Juliet balcony overlooking the neighbouring fields and dormer window to front. Fitted with an extensive range of bedroom furniture which include robes, drawers and bedside cabinets. Door to shower room.

SHOWER ROOM 2.8m (9'2") x 2.4m (7'10")

Fitted with a 3 piece suite comprising walk in shower cubicle, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and w.c. Cupboard housing hot water cylinder. Velux to rear. Heated towel rail. Envirovent extractor fan. Fully tiled walls and floor.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre available.

PRICE INCLUDES: Carpets and Listed Appliances.

SERVICE CHARGE: £400 pcm.

The service charge includes full management of the grounds and buildings, building insurance, communal repairs, gardening charge and lighting of the external and communal areas, TRP, parish and refuse rates. (owners are responsible for electricity and water costs, interior decoration and maintenance, and personal care)

LISTED APPLIANCES: Neff single oven with Neff combi oven over, Neff 4 ring induction hob with Neff extractor fan over, full size Neff dishwasher, Neff fridge/freezer and Hotpoint washer/dryer.

WHAT3WORDS: sank.nightclubs.unsolvable

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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