

23 Ker Maria Apartments

Route Carre - St Sampson - GY2 4RF

Price £565,000



REF: 2428

TRP: N/A



- A Brand New first floor 2 bedroom apartment situated in the popular Ker Maria development.
- Located right next to a bus stop, shops and L'Islet Village.
- Comprises kitchen/living room, 2 bedrooms, ensuite shower room & bathroom.
- For residents aged 55 and over available on a leasehold purchase.
- Parking for 1 car.
- Perry's Guide - Page 10 A2









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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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 brand new apartment is located in the newly built block of apartments offering an additional 4 one bedroom and 7 two bedroom dwellings 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. Apt 23 is set on the second floor and the accommodation comprises entrance hall, open plan kitchen/lounge/diner, 2 double bedrooms, 3 piece ensuite shower room and bathroom. 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.

COMMUNAL ENTRANCE

GROUND FLOOR

Stairs to 1st floor landing with door to apartment three. Letterboxes for all apartments within this block. Lift. Doors to cupboards, housing electrics and water.

FIRST FLOOR

Stairs to second floor and doors to apartments 21 and 22. Lift. Window to side.

SECOND FLOOR

Velux window to side. Lift. Door to apartment 23.

ENTRANCE HALL

Two large storage cupboards and doors to kitchen/living room, bathroom, bedroom 1 and bedroom 2. Telephone entry system and hatch to loft with pull down ladder and housing hot water cylinder.

KITCHEN/LIVING ROOM 7.75m (25'5") Max x 4.6m (15'1") Max

Open plan room with space to cook relax and dine in. Dormer windows to front and rear. Window to side. The kitchen area is fitted with wall and base units and Matt white with Silestone worktops, upstands and cill over, incorporating a one and a half bowl stainless steel sink and drainer grooves. Appliances include Neff single oven with Neff combi oven over, Neff induction 4 ring hob with Neff extractor fan and glass splashback over, full-size Neff dishwasher, Neff fridge/freezer and Hotpoint washer/dryer.

BATHROOM 3.15m (10'4") x 2.1m (6'11")

Fitted with a three-piece suite comprising bath with shower attachment over, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and WC. Dormer window to front. Heated towel rail and Envirovent extractor fan. Fully tiled walls and floor.

BEDROOM 2 4.95m (16'3") x 3.15m (10'4")

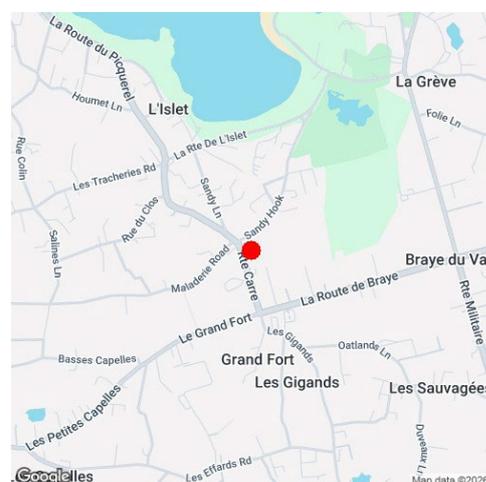
Double bedroom with dormer window to front. Ample space for bedroom furniture.

BEDROOM 1 3.85m (12'8") x 3.75m (12'4") Max

Double bedroom with window to side. Fitted with a range of bedroom furniture including wardrobes, drawers and bedside tables. Door to ensuite shower room.

EN-SUITE SHOWER ROOM 2.95m (9'8") x 2.3m (7'7")

Fitted with a three-piece suite comprising walk-in shower cubicle, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and WC. Envirovent extractor fan. Heated towel rail. Fully tiled walls and floor. Velux window to side.



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

PRICE INCLUDES: Carpets and Listed Appliances.

SERVICE CHARGE: £434 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: toothpicks.gardening.upbringing

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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