

8 Braye Gardens

Rue Du Tertre - Vale - GY3 5QR

Price £495,000



REF: **2496**

TRP: **Tbc**



- A 2 bedroom 1st floor apartment for over 55 yr old's.
- The property is on a leasehold basis ending in 2161.
- Modern, purpose built development with lift access to all floors.
- Lounge/diner, bathroom, single bedroom, double bedroom with ensuite shower room & large loft.
- Parking for 1 car plus visitor parking, Community Centre and communal gardens.
- Perry's Guide page - 11 E2.









FIRST 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.
Made with Metropix ©2026

Chateaux Estates are pleased to offer to the market "Apt 8 Braye Gardens". Forming part of a recently purpose-built community for residents aged 55 years and over, apartment 8 is spacious and finished to a high specification. The accommodation includes a lounge/diner, kitchen, main bedroom with ensuite, second single bedroom, well appointed bathroom, storage cupboard and large loft space. The apartment is accessed via a large entrance lobby with lift access to the 1st floor. All apartments benefit from a dedicated parking space in addition to visitor spaces for guests. Within the development there is a communal meeting space for all to enjoy. The apartment is offered for sale on a leasehold basis. To fully appreciate this lovely apartment and the community of Braye Gardens, viewing is essential. Please call a member of the team here at Chateaux on 244544 to make your appointment.

COMMUNAL ENTRANCE & LANDING

With staircase from ground floor entrance lobby together with lift to provide easy access. Doors to 3 apartments and windows to side.

ENTRANCE HALL 4.9m (16'1") x 1.05m (3'5")

Doors to bathroom, beds 1 & 2, lounge/diner and large cupboard housing incoming electrics and shelving. Hatch with pull down ladder providing access to large loft space. Intercom providing door entry system.

BEDROOM 2 3.35m (11'0") x 2.3m (7'7")

Single bedroom with window to front.

BATHROOM 3.1m (10'2") Max x 2.6m (8'6") Max

Fitted with a 3 piece suite comprising bath with shower attachment over, wash hand basin set in wall mounted vanity unit with mirror fronted illuminated cabinet over, & WC. Fully tiled together with heated towel rail and extractor fan.

LOUNGE/DINER 5.28m (17'4") Into Bay x 3.75m (12'4")

Large walk in bay window to front ideally set out as a lovely dining area and opening through to kitchen.

KITCHEN 3.3m (10'10") x 2.3m (7'7")

Fully fitted kitchen with wall & base units in Matt White with Silestone worktops over. Appliances include, Neff eye level single oven, Neff Combi microwave oven, Neff fridge/freezer, Neff 4 ring electric hob, Neff extractor fan, Neff Slimline dishwasher & Hotpoint washer/dryer. Window to front.

BEDROOM 1 4.35m (14'3") x 3.3m (10'10")

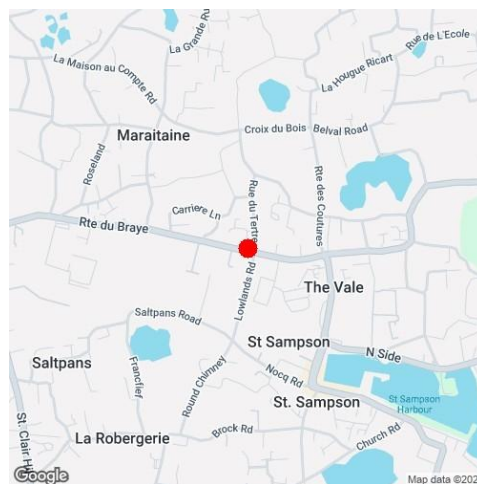
Large double bedroom with range of fitted furniture including 2 double robes, drawer units and bed side cabinets. Window to rear, door to ensuite.

ENSUITE SHOWER ROOM 2.6m (8'6") Max x 2.5m (8'2") Max

Fitted with a 3 piece suite comprising walk in shower cubicle with fitted seat, WC and wash hand basin set in vanity unit with mirror fronted illuminated cabinet over. Window to rear, fully tiled and heated towel rail.

EXTERIOR

A dedicated parking space for 1 car plus additional visitor parking on the development. There is also a Community Centre on site to meet up with other residents or family members with adjoining communal gardens.



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

SERVICE CHARGE: £285.00pcm

ADMIN CHARGE: £64.71pcm.

LEASEHOLD END DATE: 7th December 2161

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

LISTED APPLIANCES: Neff eye level single oven, Neff Combi microwave oven, Neff fridge/freezer, Neff 4 ring electric hob, Neff extractor fan, Neff Slimline dishwasher & Hotpoint washer/dryer.

WHAT3WORDS: fenced.mixed.laptop

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

