

INTRODUCING

Pembury, 3 Allandale Court, La Rue Du Becquet Vincent, Trinity, JE3 5FL



Connecting People & Property Perfectly.

Terraced bungalow located within a small rural development of similar properties. Situated a short walk to Rondels farm shop, cafe, Co-op enroute, on a regular bus route and only a short commute to town, while still benefiting from a quiet country location.

Well maintained the property is presented in good condition throughout, light modernisation would only add to its appeal. Briefly comprising open plan kitchen/lounge/diner, two double bedrooms and house bathroom.

Externally the property offers low maintenance living with both an east and west facing patio, in addition there is also a communal courtyard and parking for two cars.

This delightful home would be the perfect home for a young singleton or couple looking for an alternative to apartment living or an ideal downsize for those wanting less maintenance and to be all on one level.

- **Two bedroom bungalow**
- **Rural yet convenient location**
- **Two patios and communal garden**
- **Ideal downsize or first home**
- **Low maintenance**
- **Two designated parking**

Price £559,000 Qualified Qualified | Freehold



PROPERTY ID: A2448





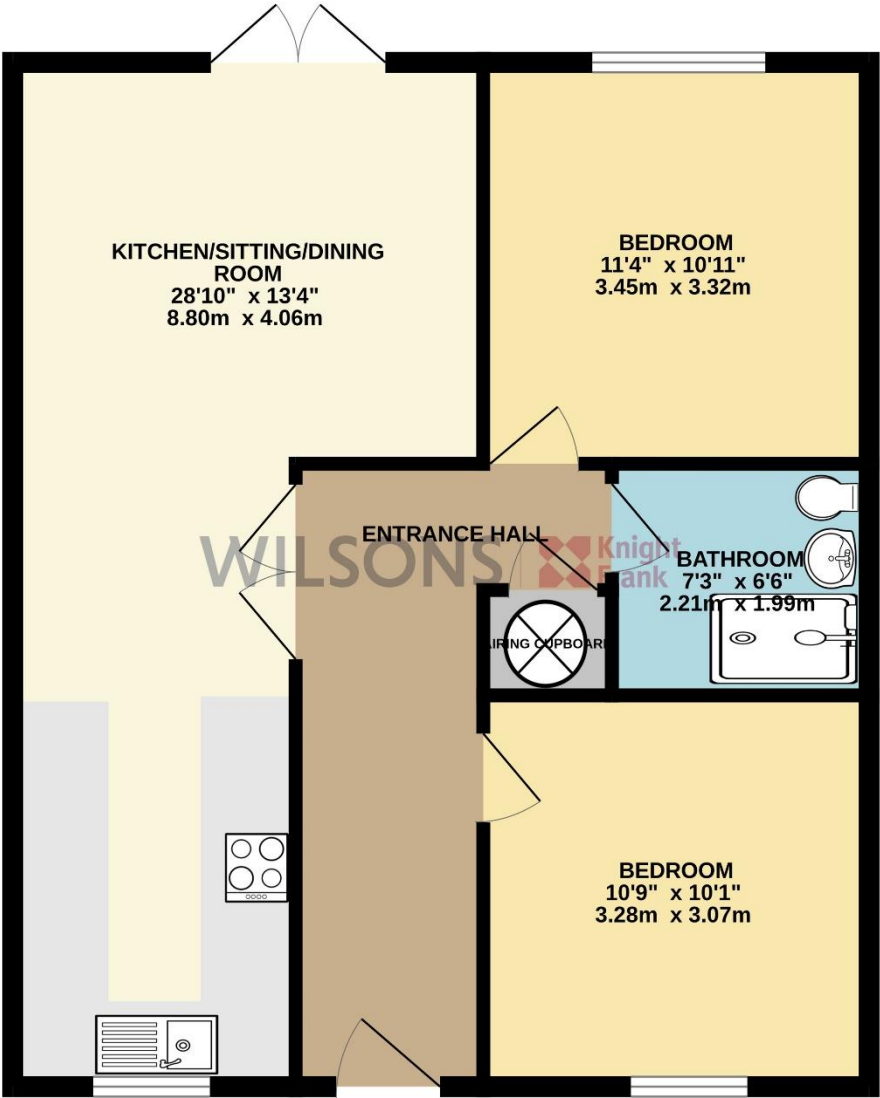








GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

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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SERVICES

Mains drains
Mains water
Electric heating
Full double glazing

SERVICE CHARGE

£90 pcm to include all general maintenance of the communal areas, gardeners etc
(Recently increased by £50 to build up the sinking fund)

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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