



Apartment 3 Waverley Doyle Road, St Peter Port

Price: £225,000 Local Market Sales

Living room/kitchen/dining room, bedroom, shower room. Communal utility area, enclosed communal courtyard and an un-divided one-third share in parking area.

To arrange a viewing please call **236039**

www.cooperbrouard.com



This first floor, one bedroom apartment has been recently refurbished including a new kitchen and has been decorated throughout. Located in a small development of 4 apartments within walking distance of the town centre, on the popular Doyle Road and close by to many local amenities including Beau Sejour leisure centre. There is a pleasant communal garden with a private shed and utility area.



Wooden door with glazed inserts opening into the communal entrance hall. Stairs to upper floors.

FIRST FLOOR

Apartment 3

Entrance hall 5' x 3' Solid wooden door to front. Arched opening to:

Open plan living room/kitchen/dining room 21'8 x 14'7 narrowing to 11'5. Lovely bright room with 8' high ceilings. Contemporary wood effect kitchen units to one corner with wood effect work top incorporating a single bowl single drainer stainless steel sink with mixer tap. Space for dining table and chairs.



Integrated appliances: Zanussi oven, Zanussi 4 ring electric hob, Elica extractor fan, under counter Hotpoint fridge.

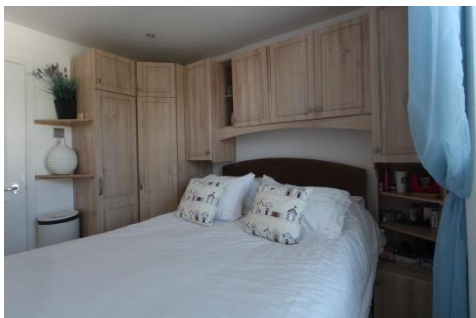
Two large windows to rear with attractive outlook over the rear garden.



Arch and step down to:

Inner hallway Doors to:

Bedroom 9'9 x 7'9 Double bedroom with fitted bedroom furniture comprising wardrobes, over-bed storage and shelving. Window to rear with outlook over the garden.



Shower room 9'9 x 4'5 narrowing to 2'8 Fitted with a modern white three piece suite comprising fully tiled shower cubicle with glazed screen, basin and wc. Fully tiled floor and walls. Wall mounted ladder style heated towel rail. Wall mounted mirror. Vent Axia extractor fan.

EXTERIOR

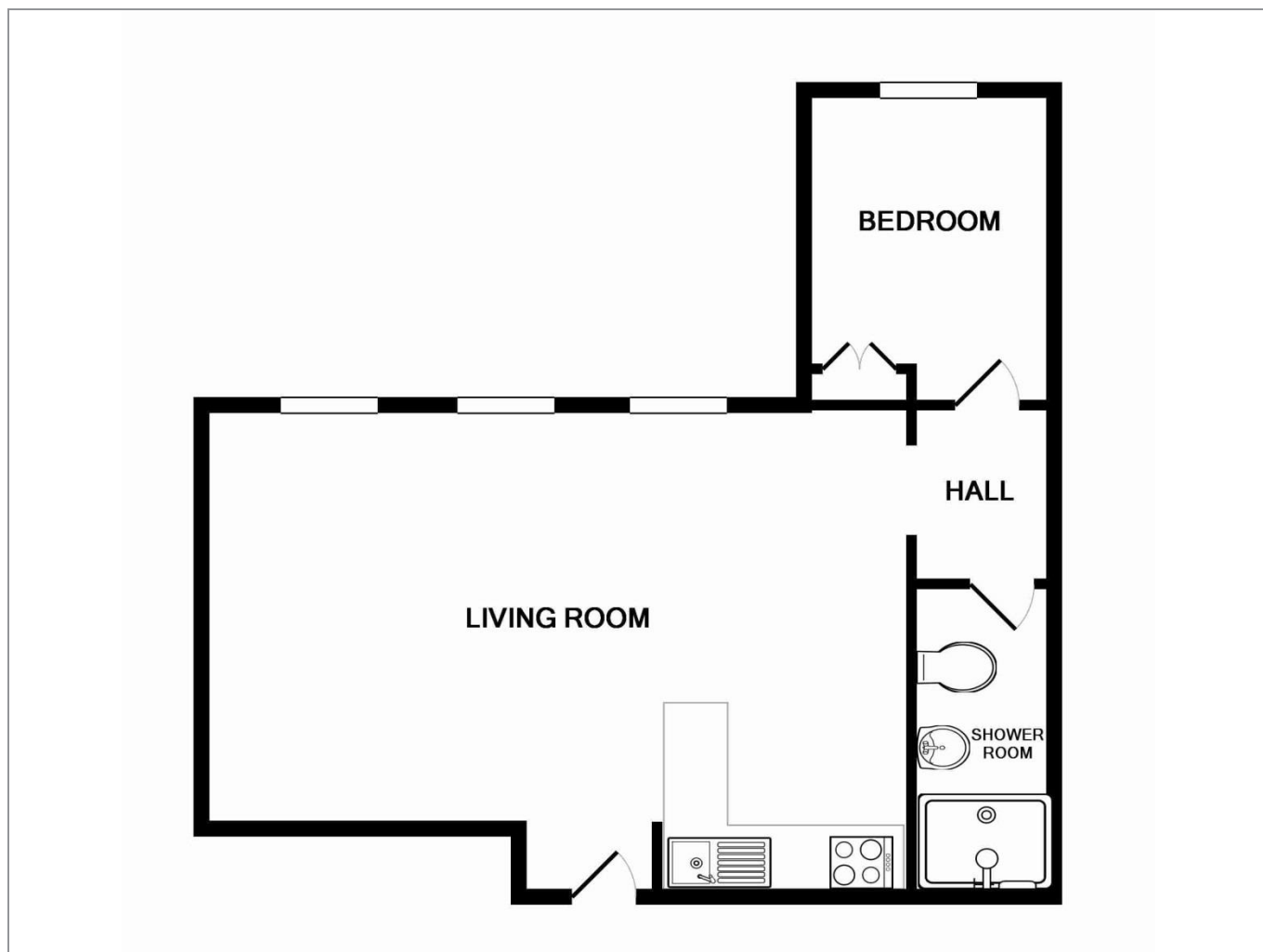
The property is approached off the road over a block paved driveway where there is an undivided one-third share in the courtyard parking area. To one side of the property there is a door to the:

Utility room Shared between the apartments but with individual appliances: Bosch washing machine and Bosch tumble dryer owned by Apt 3. Door through to rear garden.



The fully enclosed and low maintenance garden is laid to gravel with a paved path to the middle leading to the raised decked area to the rear. Timber garden shed to one side (middle shed owned by Apt 3).





Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

Finding the property: Turning in to the one way Doyle Road the building is the third on the left hand side.

Perry's ref: 3 G5

TRP 56

Service charge: £35 per month

These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

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