



# 6, Fort Grey Apartments

£595,000

Route de la Lague, Torteval, GY8 0QE

LOCAL MARKET

SOLE AGENT

Forming part of a desirable development which was built in 2003, this smart second floor apartment boasts panoramic views from Portelet Harbour to Lihou Island.

The well maintained accommodation comprises two bedrooms, a modern shower room and open plan kitchen living diner. There are two allocated parking spaces to the rear of the development and a bus stop just a short walk away.

Early viewing is highly recommended by Cooper Brouard to appreciate all that this super home has to offer.

School catchment: La Houquette Primary School / Les Beaucamps High School

## Key facts



- Second floor apartment
- 2 bedrooms
- Kitchen/lounge/diner with sea views
- Private balcony
- 2 allocated parking spaces
- Development built in 2003

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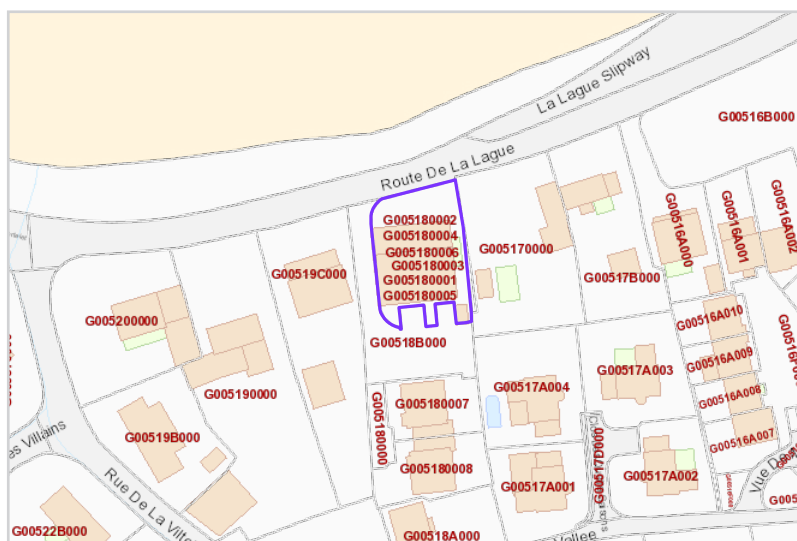
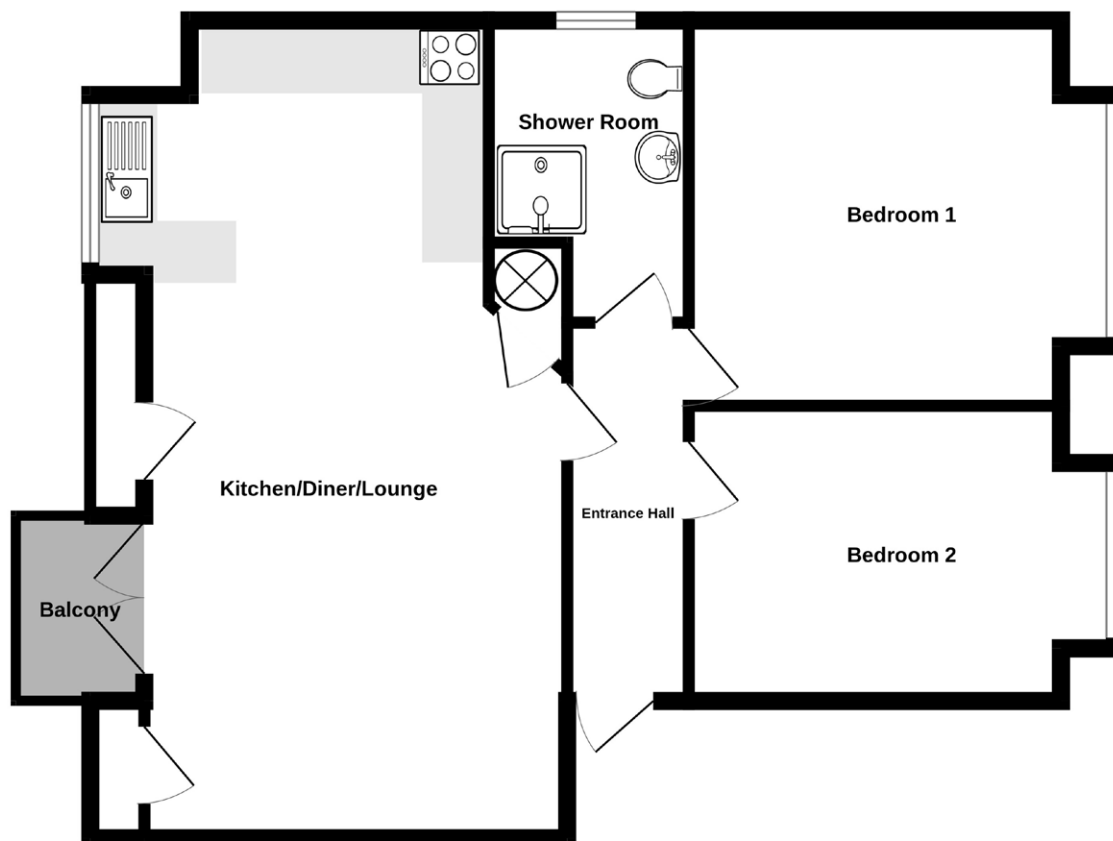






## Floorplan

### SECOND FLOOR



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## SECOND FLOOR

### Entrance hall

12'9 x 3'3 (3.9m x 1m)

### Kitchen/lounge/diner

26'6 x 12'3 max (8m x 3.7m)

#### APPLIANCES

- Neff hob and extractor fan
- Neff oven
- Neff fridge/freezer
- Hotpoint washing machine
- Hotpoint microwave

### Bedroom 1

12' x 12' (3.7m x 3.7m)

### Bedroom 2

12' x 8'11 (3.7m x 2.7m)

### Shower room

9' x 6'3 (2.7m x 1.9m)

## EXTERIOR

The property is approached from the main road onto a driveway which leads to the parking area at the rear of the development where there is two allocated parking spaces.

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

**Services:** Mains electricity and water, communal cesspit drainage, communal oil fired central heating, uPVC double glazing.

**Service charge:** £132 per month

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## CONTACT OUR LOCAL MARKET TEAM



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