



Apartment 12

L'Ancrese Lodge Apartments, Rue Du Marais ,Vale, GY3 5AH

£350,000

LOCAL MARKET

JOINT AGENT

Located opposite L'Ancrese Common, this well-presented one-bedroom ground floor apartment forms part of a highly sought-after "Over 55s" development, perfect for those wishing to enjoy the open spaces and scenic walks the north of the island has to offer.

The property benefits from its own private entrance and comprises a double bedroom, a comfortable lounge, a bathroom, and a kitchen/diner. From the lounge, doors open onto a private patio.

Externally, the apartment includes an allocated parking space for one car. The property is held on a leasehold basis with approximately 184 years remaining.

Key facts



- Prime location opposite L'Ancrese Common
- Situated in a sought-after "Over 55s" development
- Excellent bus routes nearby
- Allocated parking space

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GUERNSEY'S ESTATE AGENT

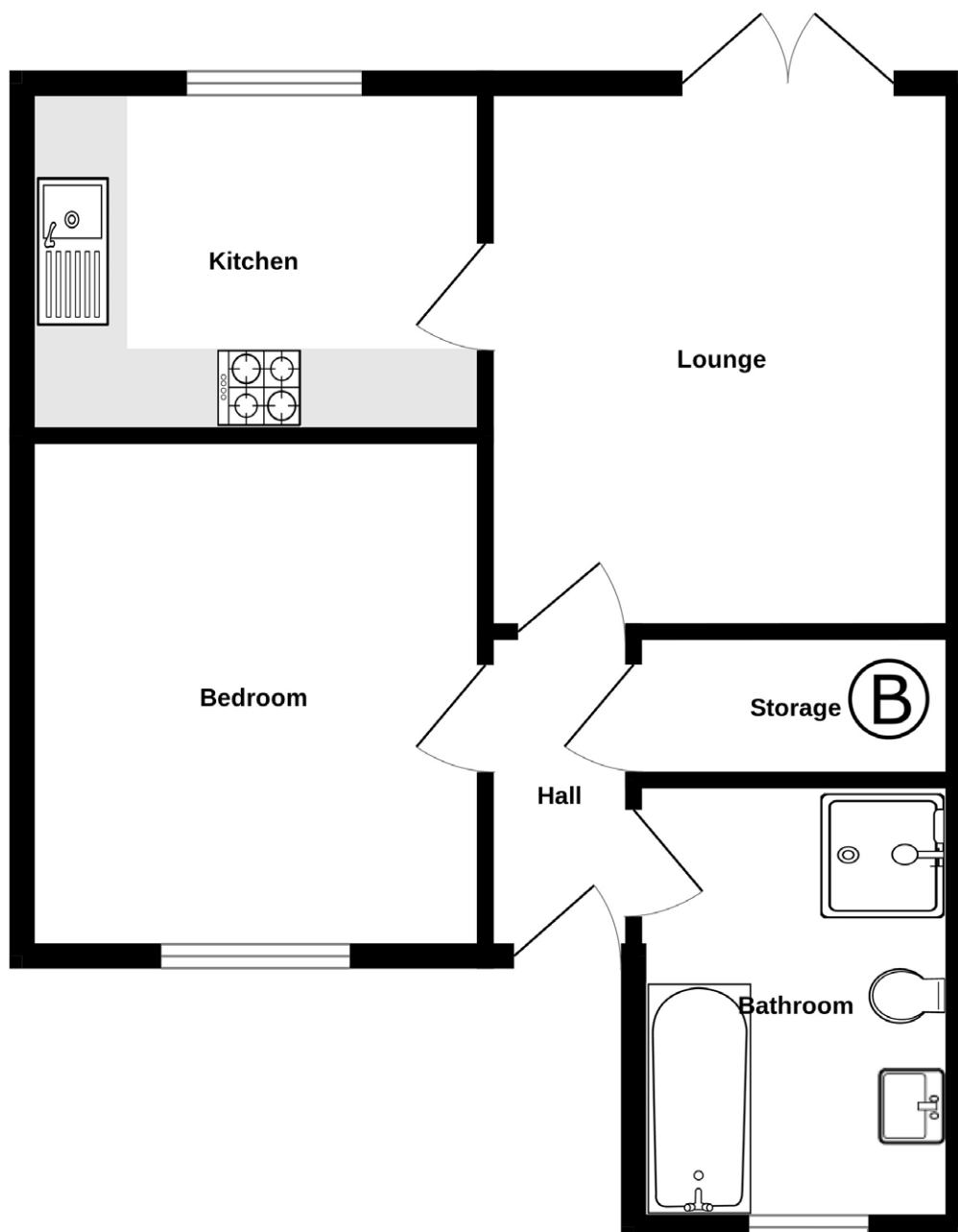






Floorplan

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



Entrance Hall

7'7" x 3'6" (2.31m x 1.07m)

Lounge

12'9" x 11'0" (3.89m x 3.35m)

Kitchen/Diner

10'10" x 8'3" (3.30m x 2.51m)

APPLIANCES

- Integrated fridge freezer
- Neff oven and Neff Combi
- Ceramic hob with extractor hood
- Neff washer dryer and Neff slimline dishwasher

Double Bedroom

12'0" x 10'10" (3.66m x 3.30m)

Bathroom

10'5" x 7'3" (3.18m x 2.21m)

EXTERNAL

A brick pathway leads from the front door through to the parking area, complemented by a gravel section featuring bench-style storage seating. To the rear, there is a private patio providing a pleasant outdoor space, along with the convenience of an outdoor tap and external electric supply.

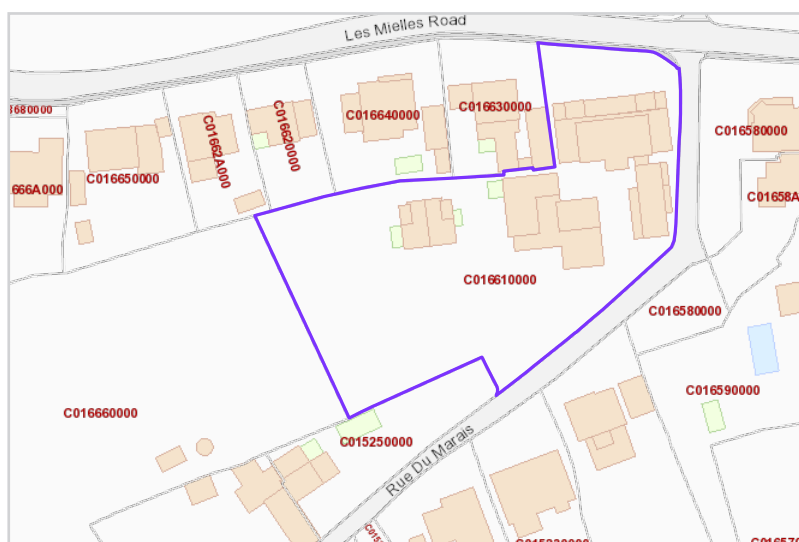
Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

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

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TRP: 56



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