



# Apartment 1

Le Manoir Bancaire, La Grande Rue, St Martin, GY4 6LH

£375,000

LOCAL MARKET

SOLE AGENT

This first floor apartment has recently been refurbished and is situated in the heart of St Martin's village.

With accommodation comprising 2 bedrooms, a bathroom, kitchen and lounge/diner, this would be a super start home or investment opportunity. There is one allocated parking space plus the handy addition of a large loft space.

Please note, the property is currently tenanted on a rolling lease.

School catchment: St Martin's Primary School & Les Beaucamps High

## Key facts



- Recently refurbished apartment
- Deceptively spacious
- Two bedrooms
- Convenient location in St Martin's Village
- One allocated parking space
- Currently tenanted on rolling lease

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 **cooper  
brouard**

GUERNSEY'S ESTATE AGENT







## FIRST FLOOR

### Entrance hall

19' x 2'10 (5.8m x 0.9m)

### Bedroom 2

13'8 x 8'3 (4.2m x 2.5m)

### Bathroom

7'7 x 7'4 (2.3m x 2.2m)

### Bedroom 1

14'3 x 10'6 (4.4m x 3.2m)

### Kitchen

10'4 x 7'4 (3.2m x 2.2m)

#### APPLIANCES

- Indesit washer/dryer
- Indesit fridge freezer
- Indesit oven
- Extractor fan.

### Lounge / diner

15'9 x 12'6 (4.8m x 3.8m)

## EXTERNAL

The property is accessed around the back of the development, up a set of external stairs and on to a paved walkway which provides direct access to the apartment. An allocated parking space is positioned at the back of the development.

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

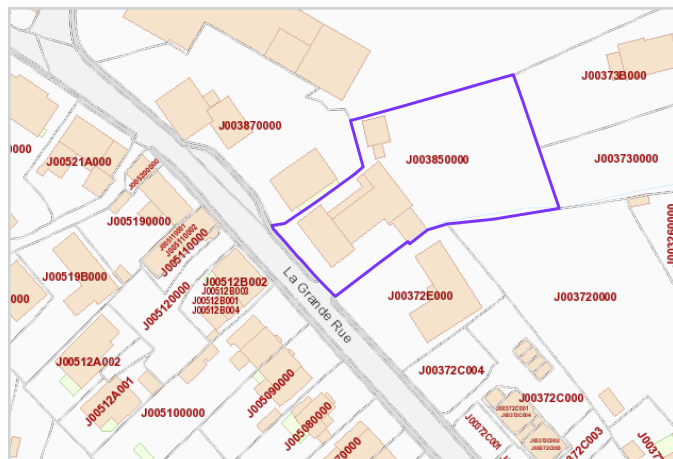
**Services:** Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

**Service charge:** To be confirmed once the development of the remaining units is further along.

**Perry's ref:** 30 C1

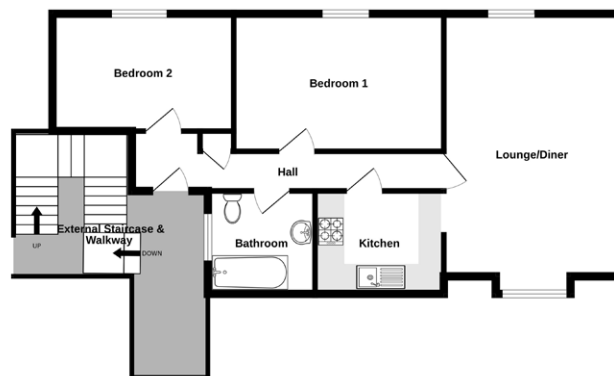
**what3words:** gearbox.patent.muffles

**TRP:** 93



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

## Floorplan



## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah