



# Apartment 1

£375,000

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

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

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## 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

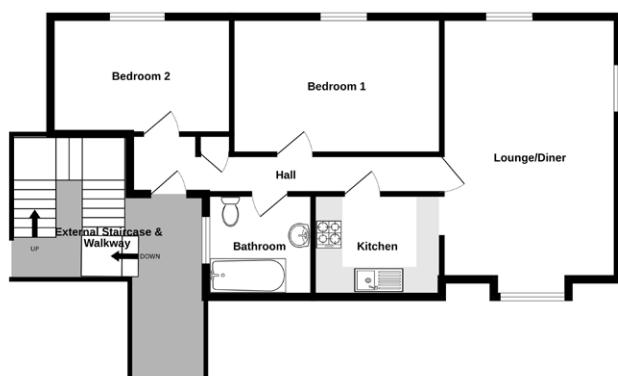
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## Floorplan



## CONTACT OUR LOCAL MARKET TEAM



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