



## 7 Allanson Court

Les Bas Courtils Road, St Sampson, GY2 4BP

£1,135,000

LOCAL MARKET

Allanson Court is a stunning new development ideally located between the vibrant amenities of St Peter Port, Admiral Park, and The Bridge.

Recently built by a respected local developer, this stylish, contemporary semi-detached home comprises three generously sized bedrooms; main bedroom en-suite on the ground floor with two further bedrooms on the second floor, one of which benefits from a balcony with sea views. An open-plan kitchen and living area, separate WC, study and a practical utility room complete the offering. Each unit is further enhanced with allocated parking for two, communal bike storage and private patios and gardens, offering the perfect blend of convenience and modern living.

Unit 7 further benefits from an annexe in the garden which comprises of a kitchen living room, bathroom and bedroom area.

School catchment: Vale Primary School / St Sampson's High School

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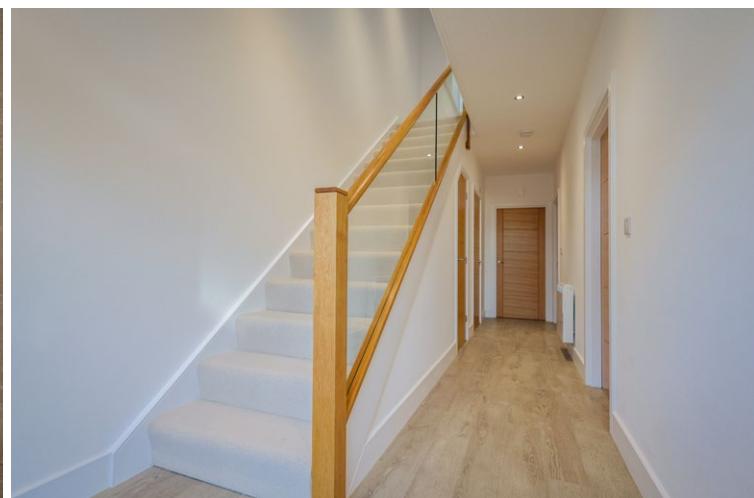


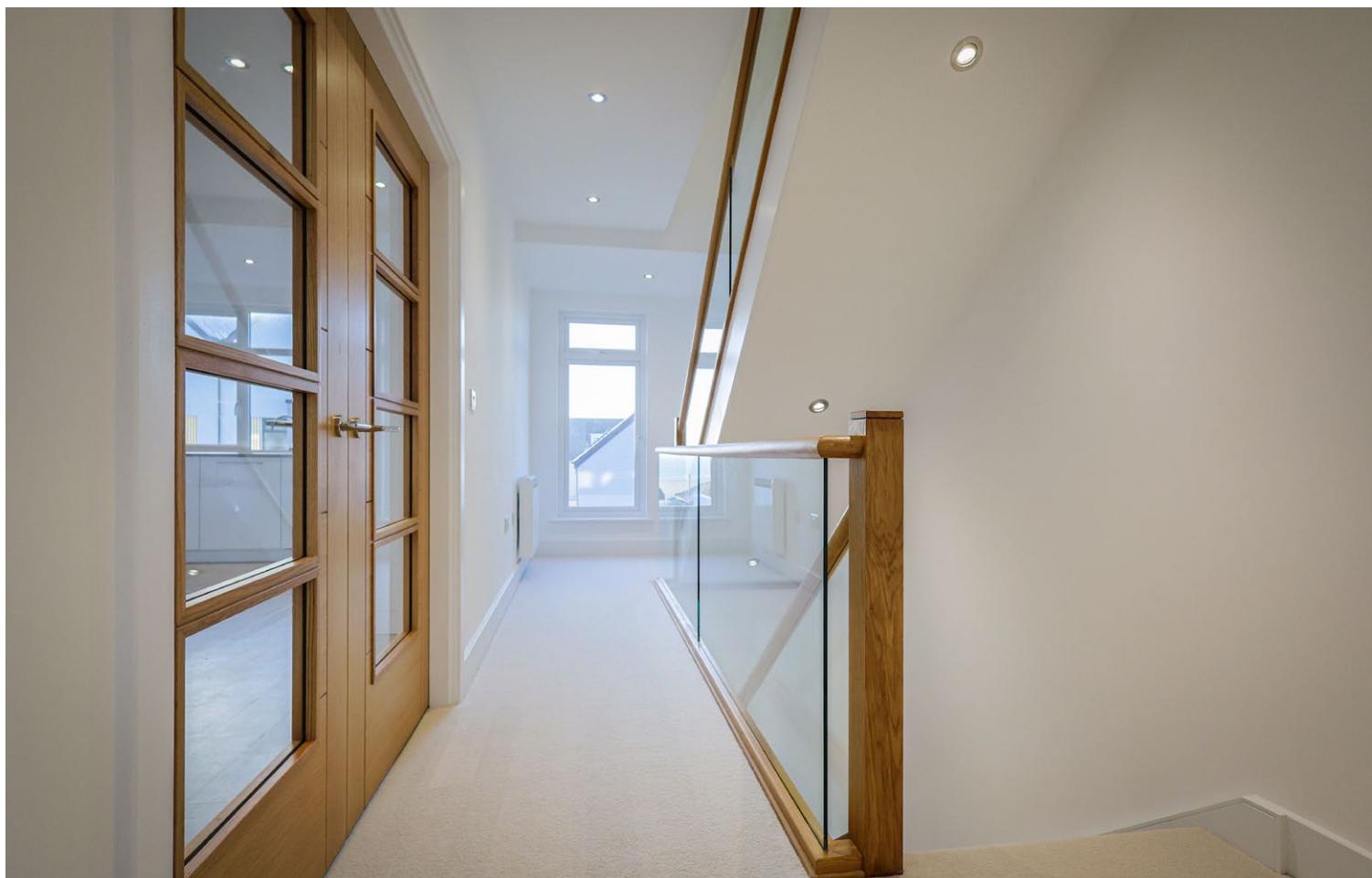
### Key facts



- Contemporary finishes throughout
- 3 bedrooms
- Separate unit in garden
- Open plan kitchen / living space
- Two allocated parking spaces
- Patio and garden









To arrange a viewing, call us on **236039** or email [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com) | [www.cooperbrouard.com](http://www.cooperbrouard.com) |





## Floorplan



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## Ground Floor

## Entrance hall

22'10 x 6'10 (6.9m x 2.1m)

## WC

6'1 x 2'8 (1.9m x 0.8m)

## Utility

13'3 x 8'7 (4.1m x 2.7m)

## Bedroom 1

15'3 x 13'4 (4.6m x 4.1m)

## En-suite

9'4 x 3'10 (2.9m x 1.2m)

## FIRST FLOOR

## Landing

8' x 6'10 (2.4m x 2.1m)

## Kitchen/living

28'8 x 13'4 (8.7m x 4.1m)

## APPLIANCES

- Siemens double oven
- Siemens fridge freezer
- Siemens dishwasher
- Siemens hob
- Siemens exterior

## First Floor Annexe

## Lounge

15'2 x 9'7 (4.6m x 3m)

## Kitchen

9' x 7'5 (2.7m x 2.3m)

## Bathroom

6'4 x 6'4 (1.9m x 1.9m)

## SECOND FLOOR

## Bedroom 2

12'3 x 11'8 (3.7m x 3.6m)

## Bedroom 3

16'10 x 10'4 (5.1m x 3.2m)

## Bathroom

8'5 x 5'10 (2.6m x 1.8m)

## Second Floor Annexe

14'8 x 10' (4.5m x 3.1m)

## EXTERIOR

The property is accessed off Les Bas Courtils Road via a block paved driveway to the designated parking area providing two allocated parking spaces. There is a side walk way down one side of the property to the first floor level rear patio and garden laid to lawn, there is also access to the annexe from this walkway.

**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.

**Perry's ref:** 10 D5

**what3words:** otters.rewarding.unable

**TRP:** TBC

## CONTACT OUR LOCAL MARKET TEAM



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