



11 Allanson Court

£885,000

Les Bas Courtils Road, St Sampson, GY2 4BP

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.

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

Key facts



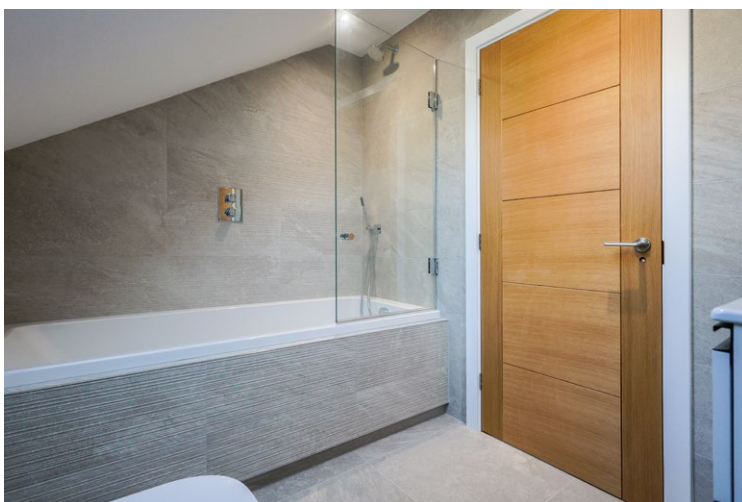
- Contemporary finishes throughout
- 3 bedrooms
- Separate study
- Open plan kitchen / living space
- Two allocated parking spaces
- Patio and garden

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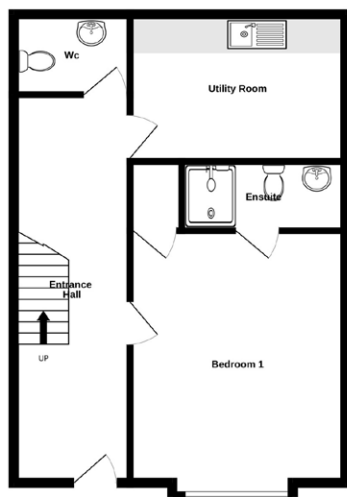




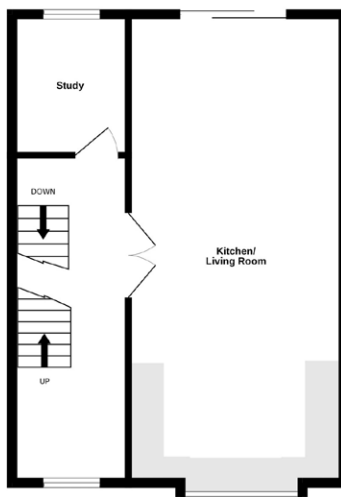


Floorplan

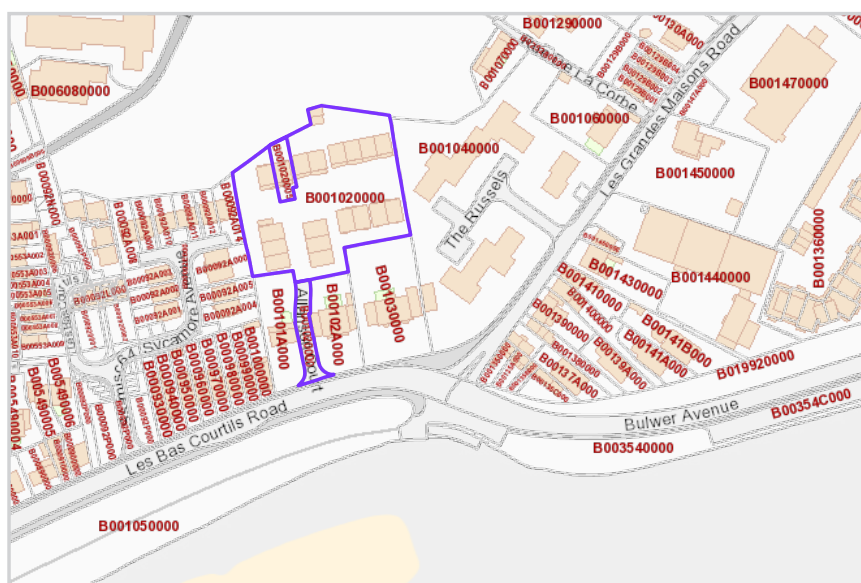
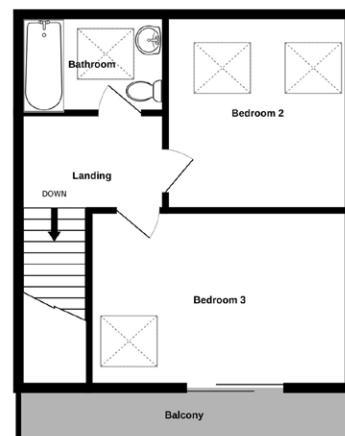
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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GROUND FLOOR

Entrance hall

22'4 x 6'9 (6.8m x 2m)

WC

6'8 x 4'8 (2m x 1.4m)

Utility

12'5 x 8'11 (3.8m x 2.7m)

Bedroom 1

15'3 x 12'5 (4.6m x 3.8m)

En-suite

8'4 x 3'11 (2.6m x 1.2m)

FIRST FLOOR

Landing

18'11 x 6'9 (5.8m x 2m)

Study

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

Kitchen/living

28'8 x 12'5 (8.7m x 3.8m)

APPLIANCES

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

SECOND FLOOR

Bedroom 2

12'2 x 10'8 (3.7m x 3.3m)

Bedroom 3

15'11 x 10'4 (4.8m x 3.2m)

Bathroom

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

EXTERIOR

The property is accessed of Les Bas Courtils Road via brick paved and tarmac 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.

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

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