



Apartment 12

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

£345,000

LOCAL MARKET

SOLE AGENT

Located opposite L'Ancrese Common, this smart one-bedroom ground floor apartment forms part of a highly sought-after "Over 55s" development.

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 and is within close proximity to excellent bus routes, the scenic walks the area has to offer and local amenities.

The property is held on a leasehold basis with approximately 180 years remaining.

Key facts



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

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



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GUERNSEY'S ESTATE AGENT





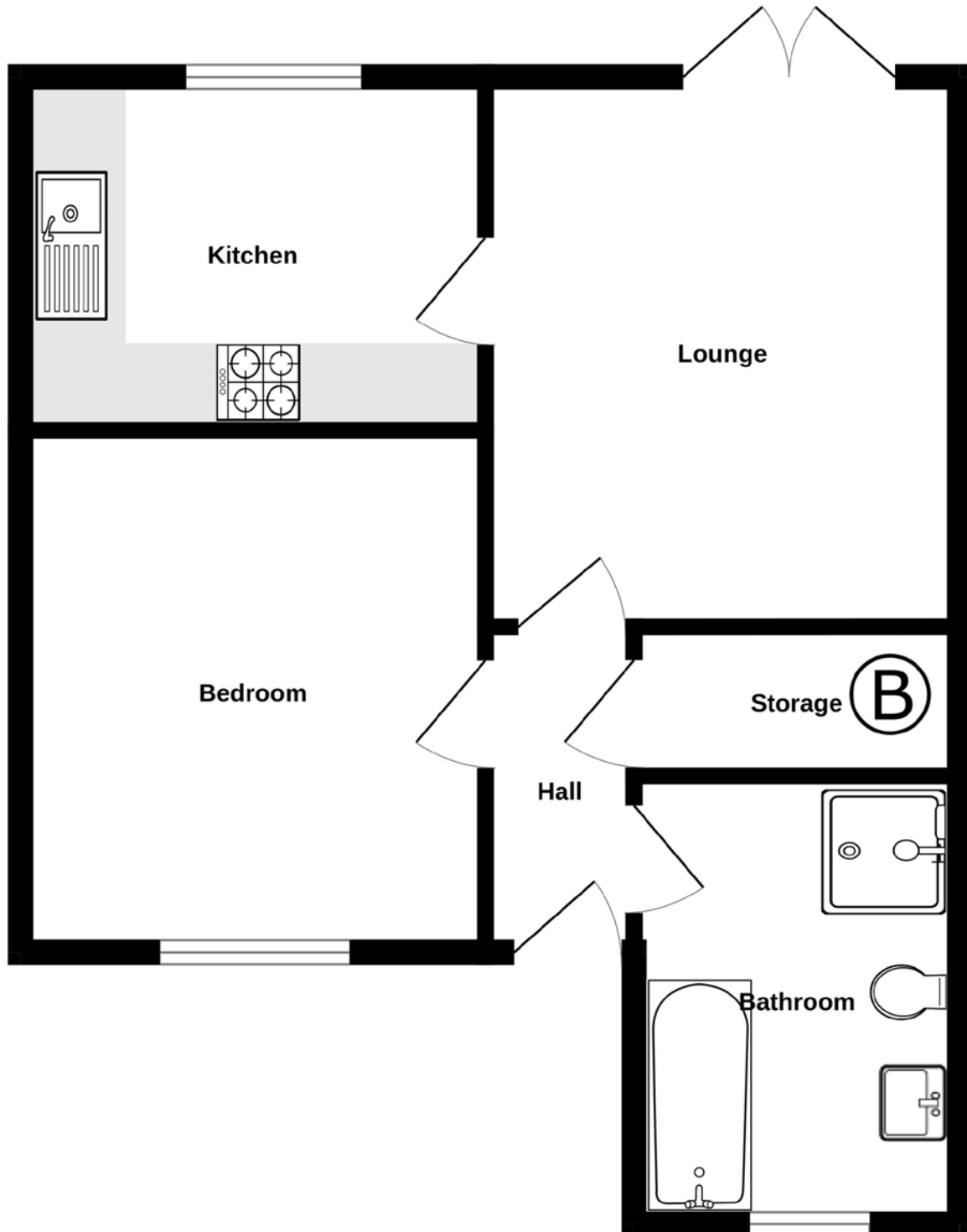






Floorplan

Ground Floor



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 double oven
- Ceramic hob with extractor hood
- Neff washer dryer
- 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)

EXTERNALLY

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.

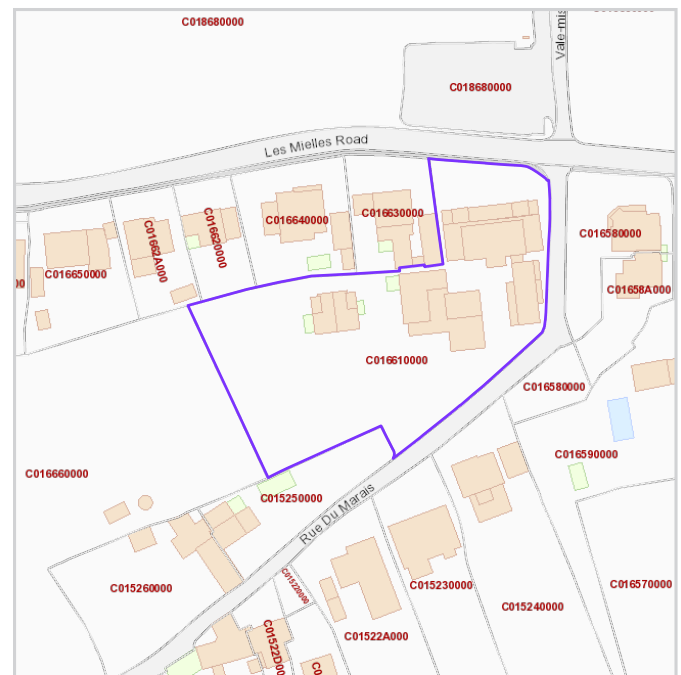
Services: Mains electricity and water, mains drainage, gas central heating, uPVC double glazing.

Service charge: £290.05 per month.

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What3words: command.spun.juggle

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Mapping / Aerial Photography
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CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

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

