



# 1, Mandeville Court

£435,000

Lowlands Road, Vale, GY3 5SZ

LOCAL MARKET

SOLE AGENT

This purpose built ground floor apartment is well presented throughout and would be well suited to a multitude of purchasers.

With it's own front door, the accommodation comprises two bedrooms, a modern three piece bathroom, spacious lounge/diner and well equipped kitchen.

The apartment further benefits from two allocated parking spaces and use of a communal garden space.

School catchment: Vale Primary School / St Sampsons High School

## Key facts



- Ground floor apartment
- Purpose built development
- 2 allocated parking spaces
- Use of communal garden
- Great starter home or investment

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



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GUERNSEY'S ESTATE AGENT

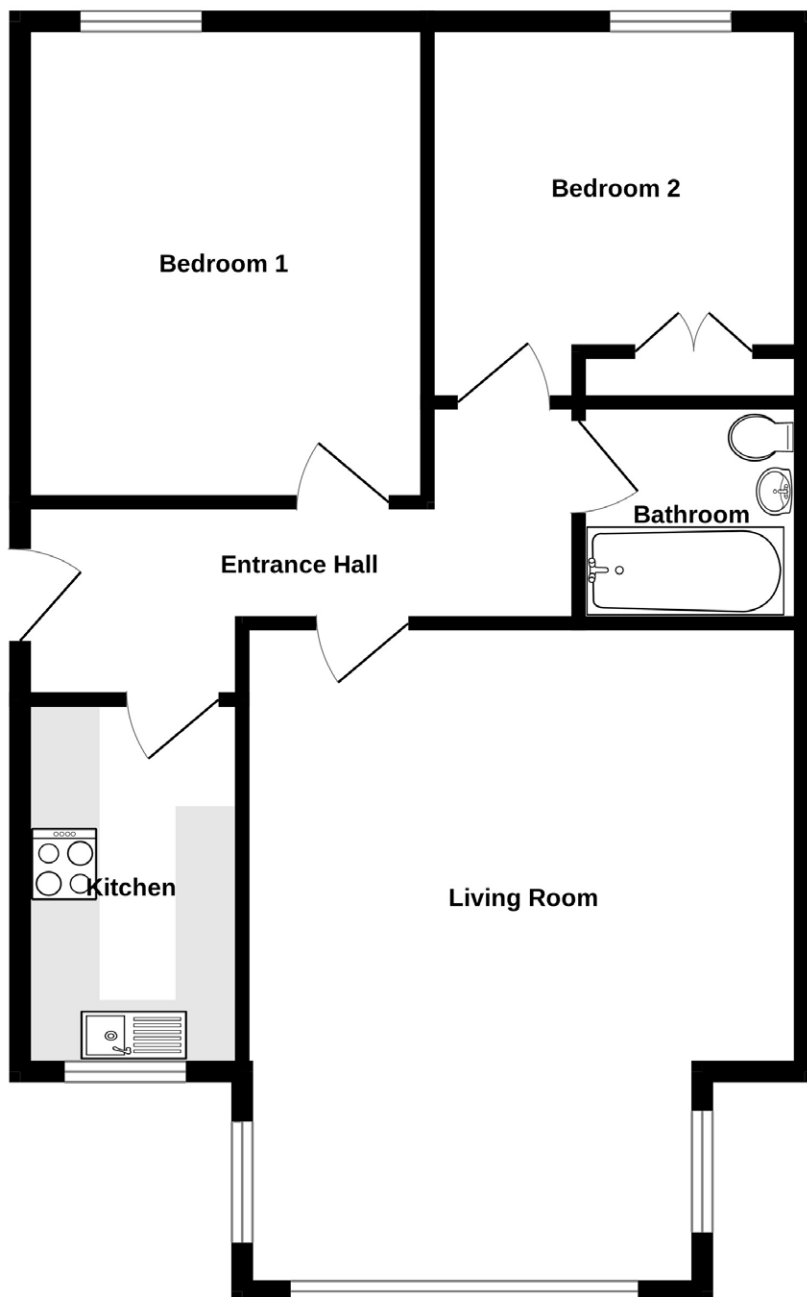






# Floorplan

## GROUND FLOOR



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### Entrance Hall

16'8 x 8' (5m x 2.4m)

### Kitchen

11' x 6' (3.4m x 1.8m)

#### APPLIANCES

- Zanussi oven
- Bosch extractor
- Bosch fridge/freezer
- Siemens washing machine
- Indesit tumble dryer

### Living room

18' x 16' (5.5m x 4.9m)

### Bedroom 1

13' x 9' (4m x 2.7m)

### Bedroom 2

10' x 10' (3.1m x 3.1m)

### Bathroom

6' x 6' (1.8m x 1.8m)

## EXTERIOR

The property is situated into Lowlands Road and the building is situated a third of the way down on the left using the in and out driveway. There are two allocated parking spaces and use of the communal garden completed with shared clothes line.

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

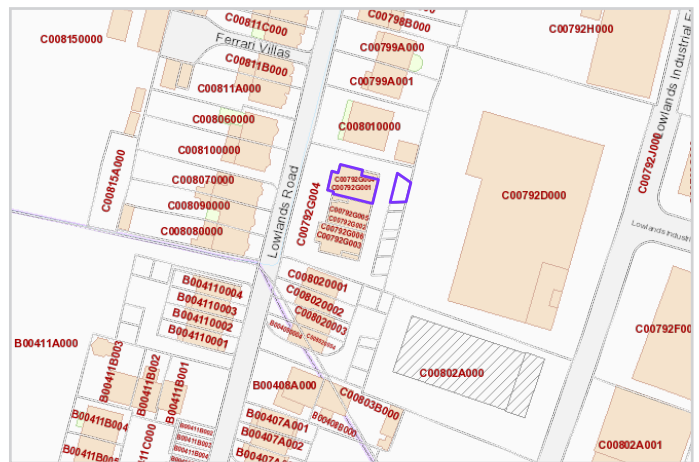
**Services:** Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

**Service charge:** The residents split the cost of the communal gardening, the annual cost of buildings insurance and agree as a development for maintenance to be carried out as and when required.

**Perry's ref:** 11 E2

**what3words:** bridge.uproot.gift

**TRP:** 85



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## CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah