



Flat 3, Maitland

Vale Road, St Sampson GY2 4DP

£375,000

LOCAL MARKET

SOLE AGENT

This first floor apartment forms part of a converted building (completed in 2000) and is positioned in a convenient location nearby to the amenities of The Bridge, Admiral Park and Town.

The accommodation comprises two bedrooms, a bathroom, lounge and kitchen/breakfast room. Flat 3 further boasts an enclosed garden area which is for the sole use of this flat and there is also the added benefit of rented parking available by separate negotiation on site.

A great starter home or investment opportunity.

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

Key facts



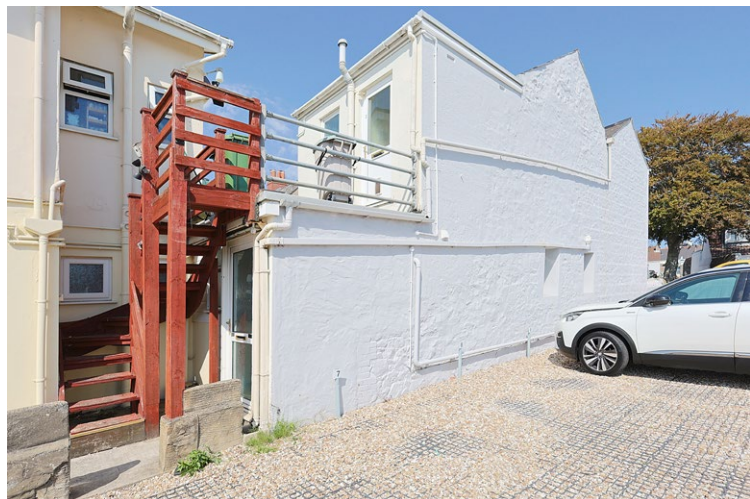
- First floor apartment
- 2 bedrooms
- Separate garden area
- Convenient location
- Rented parking available on site
- Great starter home or investment

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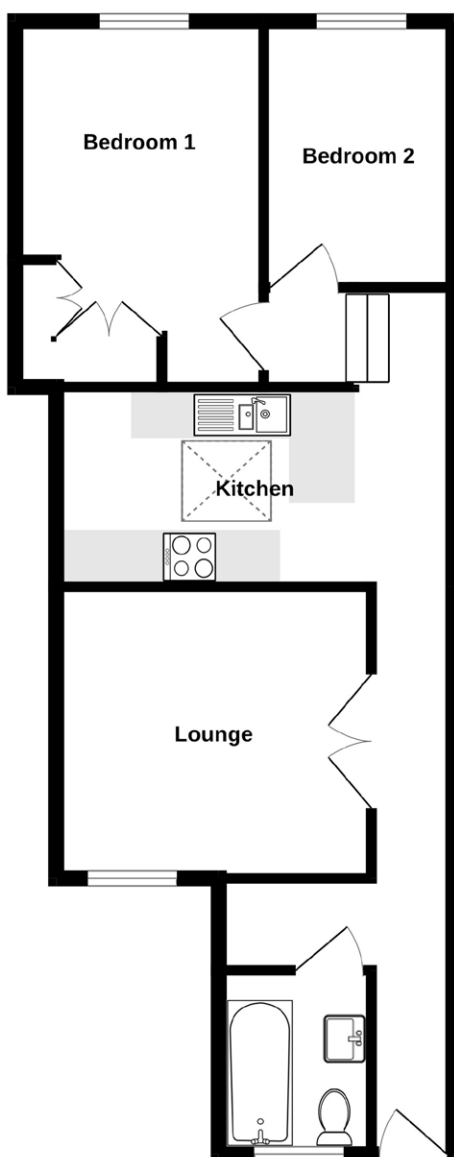
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GUERNSEY'S ESTATE AGENT





Floorplan

FIRST FLOOR



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FIRST FLOOR

Entrance hall

31'7 x 2'10 (9.6m x 0.9m)

Space and plumbing for washing machine and tumble dryer

Bathroom

6'7 x 5'6 (2m x 1.7m)

Lounge

14'7 x 11'8 (4.5m x 3.6m)

Kitchen/Breakfast room

13' x 7'4 (4m x 2.2m)

APPLIANCES

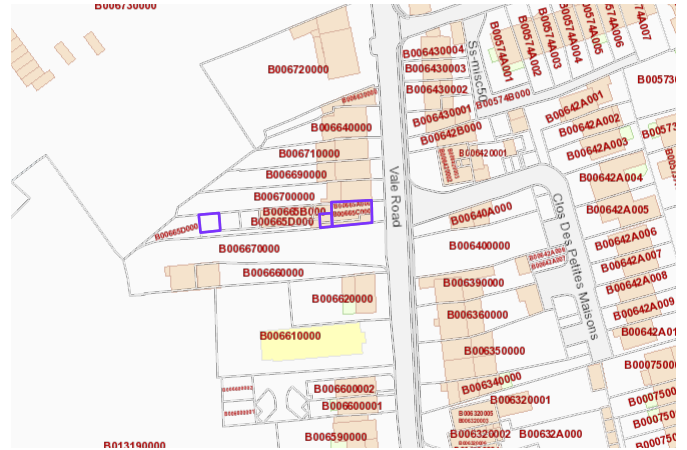
- Kuppersbuch hob
- AEG dishwasher (not working)
- Bosch oven
- Extractor fan

Bedroom 2

9'10 x 6'9 (3m x 2m)

Bedroom 1

12'11 x 9'8 (4m x 3m)



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EXTERIOR

The property is accessed via an external staircase which leads up from the separate parking area. The first floor offers a shared access area for this apartment and one further apartment. The garden is accessed via a walk way down to the rear of the building and is a sunny enclosed space perfect to enjoy al fresco dining.

There is rented parking available on site by separate negotiation – this is to be arranged via The States of Guernsey and is currently charged at £74.41 per month per space.

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.

Perry's ref: 10 C5

what3words: drape.pocket.require

TRP: 84

CONTACT OUR LOCAL MARKET TEAM



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