£355,000

Local Market

Flat 4, 2 Weighbridge House

St Sampson



Cranfords are delighted to present Flat 4, Weighbridge House to the Guernsey local market. This well-maintained, ground floor flat is offered in excellent move-in condition and enjoys a highly convenient location, just a stone's throw from the Bridge and its range of amenities. While the property does not have allocated parking, there is ample on-street parking available in the surrounding area. The property is accessed via a communal entrance hall, with Flat 4 located immediately on the right. Upon entering, you are welcomed into the entrance hall, ideal for coats and shoes. To the left is the family bathroom, which has been very well maintained. To the right is bedroom one, comfortably accommodating a double bed. At the end of the entrance hall is the stylish open-plan kitchen/lounge/diner, thoughtfully arranged in an L-shaped layout. A bay window allows an abundance of natural light to flood the living space, creating a bright and inviting atmosphere. Just off the living area is the second bedroom, which also has

- 2 Bedrooms
- 1 Bathroom
- Ground Floor
- Ideal First Home Or Downsize Opportunity
- Ample On Street Parking
- Short Stroll To The Bridge
- Move-In Condition
- No Onward Chain
- LR3351

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space for a double bed. Viewing is highly recommended to fully appreciate all that Flat 4, Weighbridge House has to offer. Contact Cranfords on 01481 243878 to arrange your viewing today.





Accommodation

Ground Floor

Entrance Hall

Bedroom 1
11' 0" x 10' 7" (3.35m x 3.23m)

Bathroom
8' 0" x 5' 2" (2.44m x 1.57m)



Lounge/Diner
Max.
19' 0" x 17' 0" (5.79m x 5.18m)

Bedroom 2
7' 7" x 10' 7" (2.31m x 3.23m)

Kitchen
Appliances include electric Neff 4 ring hob, Neff oven, Neff extractor fan, Montpellier washing machine & Neff fridge/freezer
9' 7" x 5' 0" (2.92m x 1.52m)



Services

Mains electricity, water and drainage. Electric central heating.

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price includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

Please note

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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

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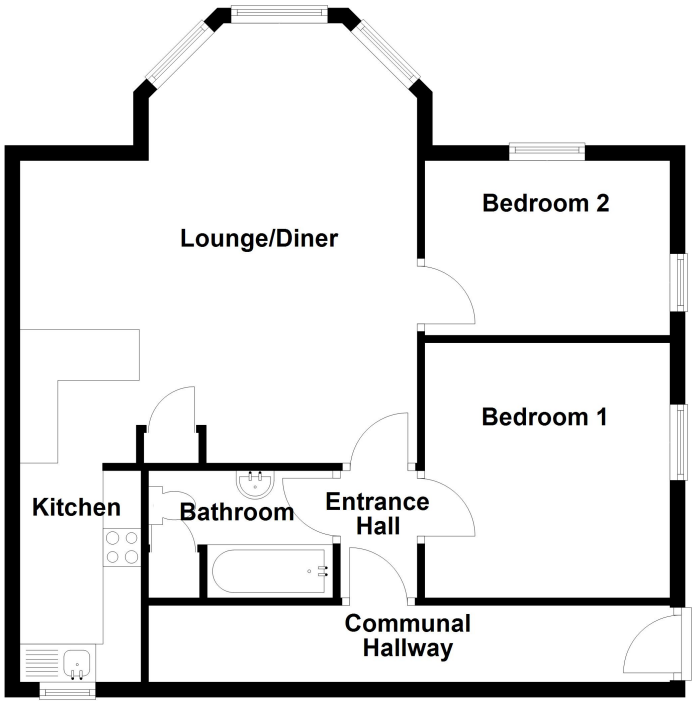
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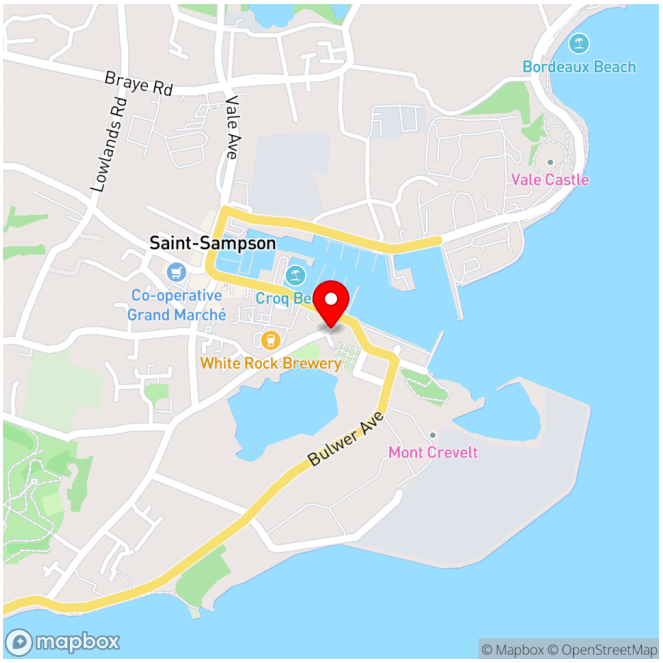
Local Market

Ground Floor









For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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