£195,000

Local Market

# Flat 3, 2 Weighbridge House

## St Sampson

Newly introduced to the Guernsey local market, Cranfords are delighted to present Flat 3, Weighbridge House. Located on the top floor of this well-maintained building, the property offers an excellent opportunity for a purchaser to modernise and personalise to their own taste. Enjoying a highly convenient position just moments from the Bridge and its wide range of amenities, this apartment combines accessibility with attractive coastal outlooks. The accommodation, while cosy, provides scope to create a smart and comfortable home, the kitchen is modern and well-equipped, offering good storage and appliances. The bedroom/lounge area is suitably sized to accommodate a double bed and a small sofa, creating a practical and versatile living environment. The bathroom, although dated, is generously proportioned and offers further potential for enhancement. While there is no allocated parking, ample on-street parking is available in the surrounding area. A particular highlight of the property is the beautiful sea and island

- 1 Bedroom
- Top Floor Bedsit
- Ideal Buy To Let Or First Time Buy
- Service Charge TBC
- Ample On Street Parking
- Nearby Many Amenities
- 1 Bathroom
- In Need Of Modernisation
- Well Maintained Block
- LR3350
- Sea & Island Views

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views towards the east coast, adding to its overall appeal. An ideal purchase for those seeking a conveniently located home with potential. Viewing is highly recommended. Contact Cranfords on 01481 243878 to arrange your appointment today.

## Accommodation

### Ground Floor

**Kitchen/Breakfast Room**
Max. Appliances include electric Neff oven, electric Neff hob, Neff extractor fan & Hotpointb fridge/freezer.
16' 6" x 13' 2" (5.03m x 4.01m)

**Bedroom/Lounge**
15' 0" x 12' 0" (4.57m x 3.66m)

**Bathroom**
12' 10" x 4' 9" (3.91m x 1.45m)

### Services

**Mains electricity, water and drainage.**

### Price includes

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

### possession

**By arrangement.**

### Viewing

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**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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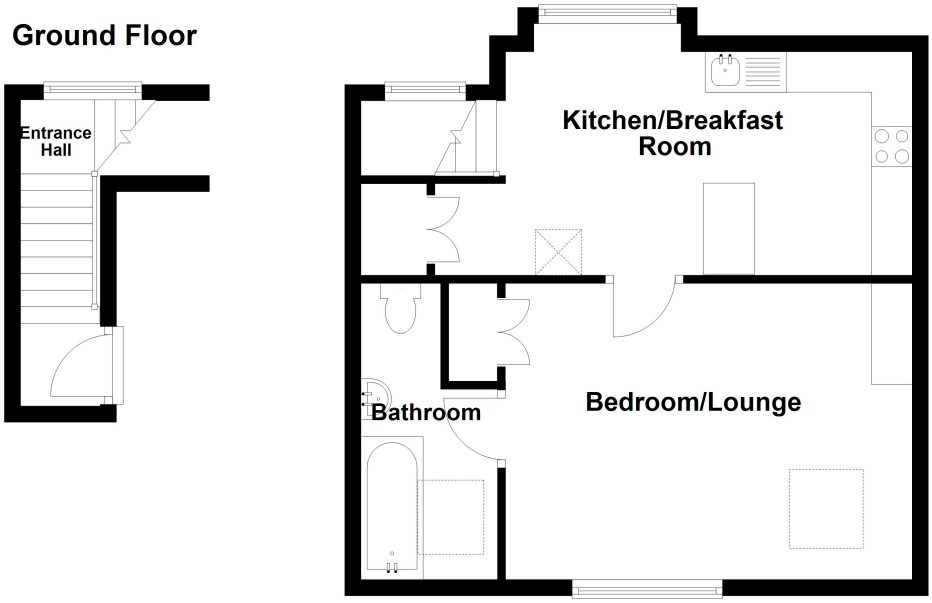
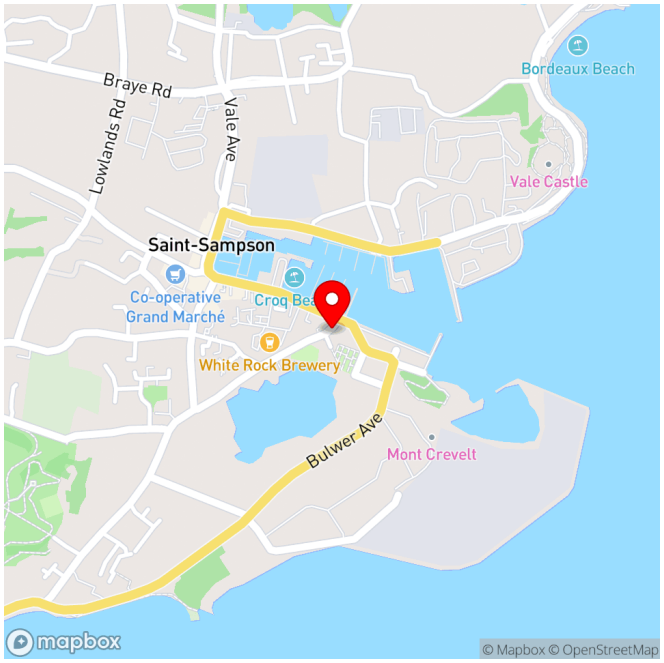
## First Floor

## 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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