

## 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

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



Strictly by appointment.

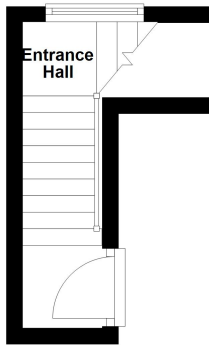
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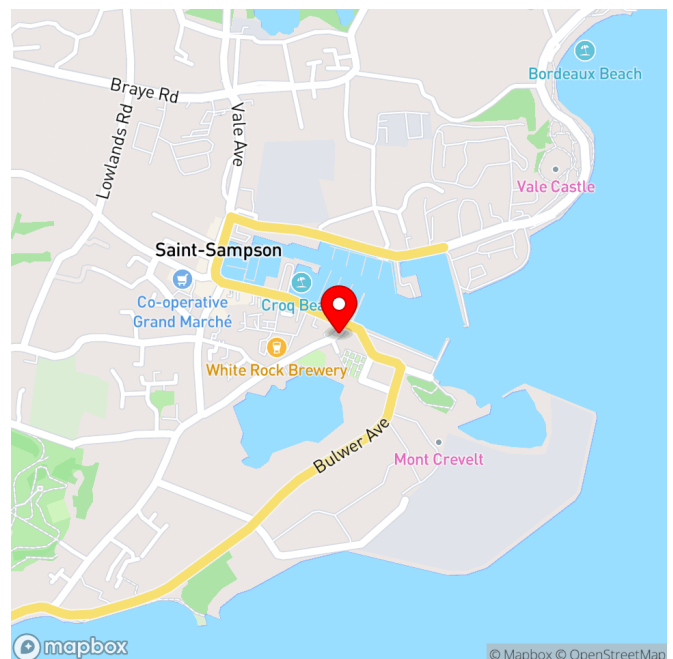
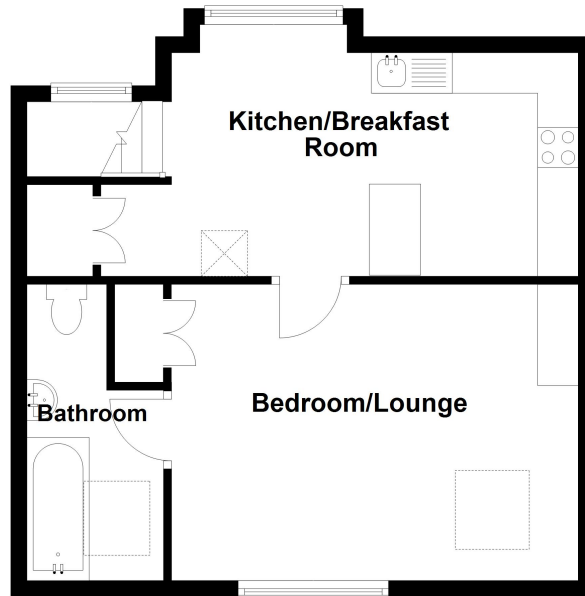
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**Ground Floor**



**First Floor**



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