

£375,000  
Freehold



**Cranfords**  
Estate Agents



### Features

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

### Summary of Property

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 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.

## Room Descriptions

### 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

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

### Bedroom 2

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

### Kitchen

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

## Services

Mains electricity, water and drainage. Electric central heating.

## 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.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



## Material Information

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

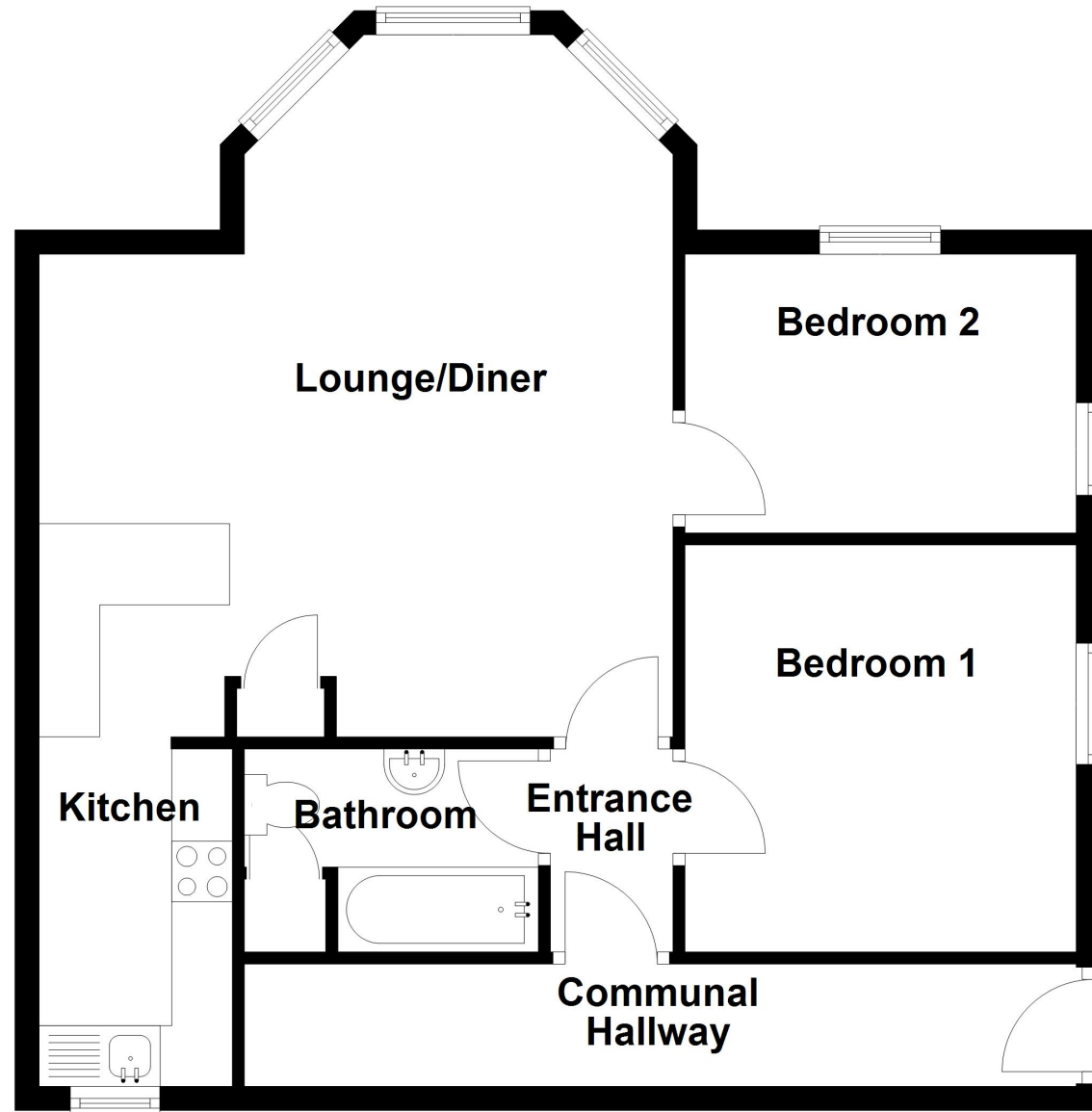
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Ground Floor



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