

£195,000
Freehold





Features

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

Summary of Property

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 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.

Room Descriptions

Kitchen/Breakfast Room

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

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.

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: None.

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

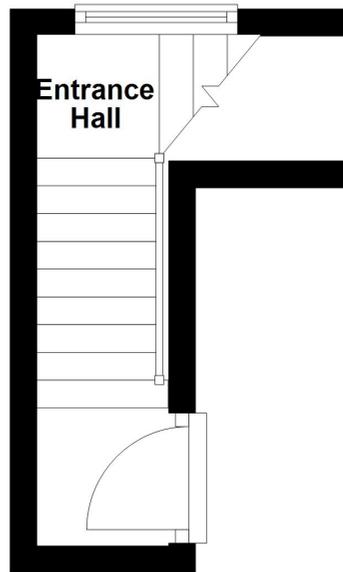
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

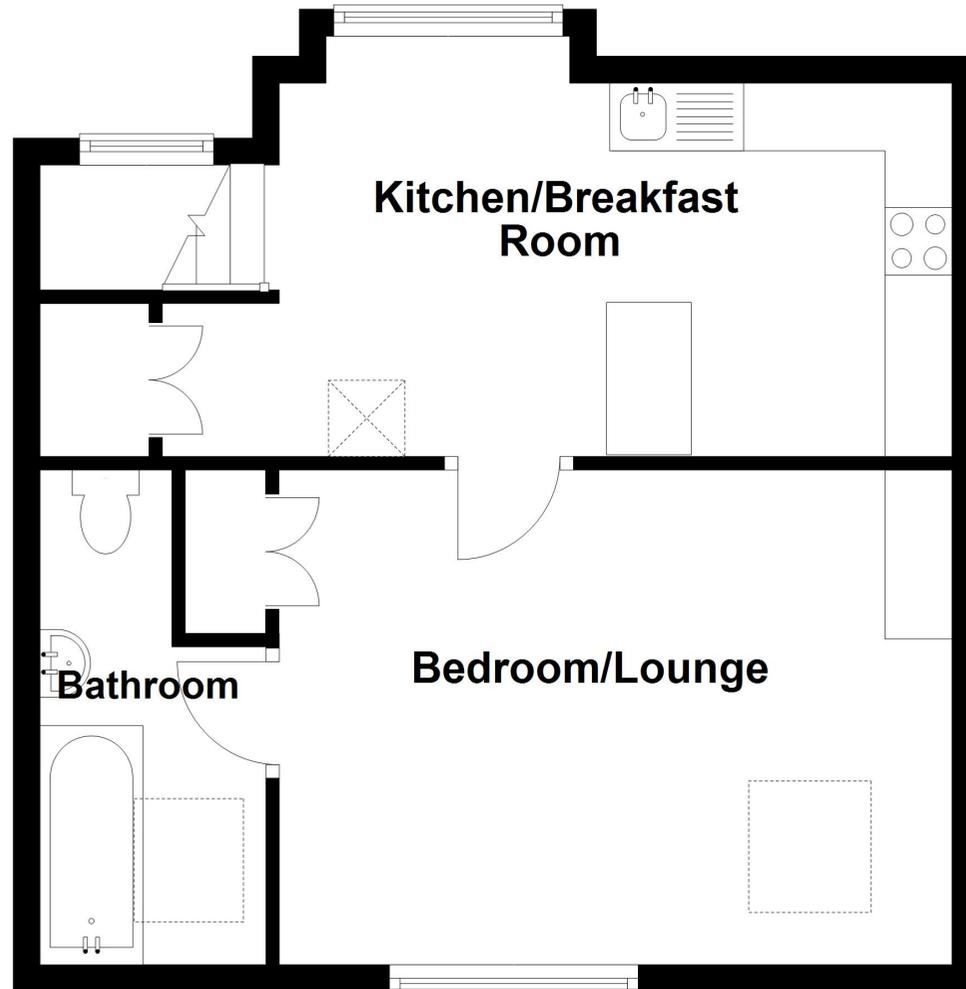
The existence of any public or private right of way? No



Ground Floor



First Floor



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