



A generous two bedroom, ground floor apartment.

Apartment 2 Symphony Park, Le Petit Axce, Vale, GY3 5DS

Asking Price £349,000



Lovely two bedroom ground floor apartment •
 Allocated parking for two vehicles and additional visitors •
 Patio area including beautiful communal gardens •
 Situated in quiet lanes near to L'Ancrese common •
 An ideal low maintenance home or buy-to-let investment

Local Information

Symphony Park is a well kept development situated in the quiet lanes close to L'Ancrese Common and Bordeaux with the local amenities of The Bridge only a short distance away.

A regular bus route is available nearby from Les Mielles Road. The school catchment area for the property is Vale Primary and St Sampson High School.

About this property

This generous ground floor apartment forms part of the popular Symphony Park development.

The accommodation comprises entrance hall (accessed from the communal entrance), sitting/dining room, kitchen, two double bedrooms and a large bathroom.

Externally the property boasts a patio with paved pathways leading to the communal gardens, parking for two vehicles and additional visitors parking and a storage shed. Overall a lovely apartment well worthy of internal viewing.

Services and Notes

Mains electricity, water and drainage. Gas fired central heating, plus electric underfloor heating in sitting room, kitchen and bathroom. We understand

the property is of modern construction. TRP 87.

All fitted carpets, curtains blinds and light fittings included in the sale. Appliances include; Integrated Smeg gas oven with four ring hob and extractor over, Neff fridge/freezer, Hotpoint dishwasher, Washer/dryer.

Management fee of £130 per month, includes the buildings insurance, communal cleaning and lighting, garden maintenance and a 'sinking' fund for all exterior and communal redecoration and maintenance.

Directions

Travelling East on La Moye Road coming from L'Ancrese turn into Le Petit Axce Lane on the right and the development is half way down the lane on the left hand side. Perry's Guide Map Reference: Page 7 F3.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office. Telephone: +44 (0) 1481 713 463.





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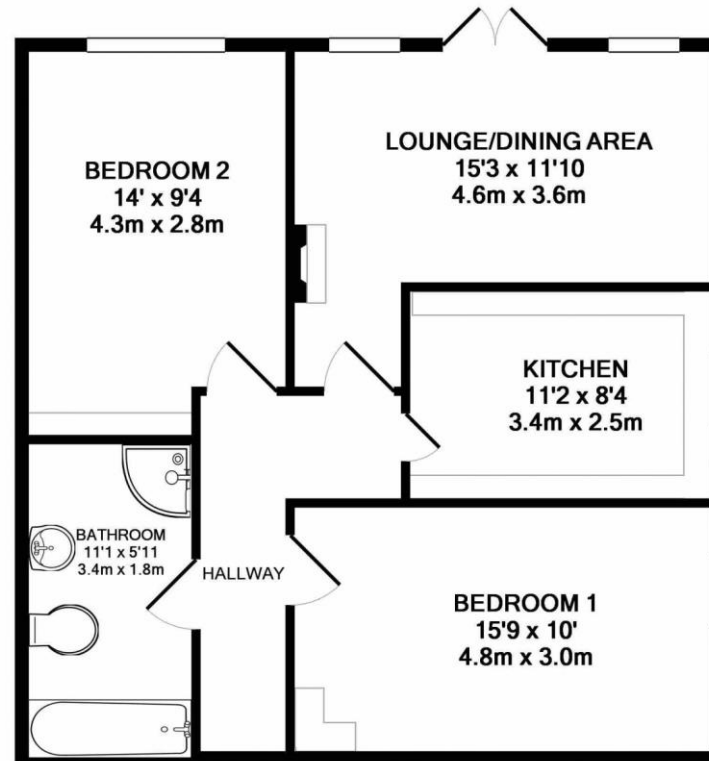
Gross Internal Area 936 sq ft, 87 m²

Guernsey
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