

“Oakwell Place”

Lowlands Road
St Sampson

BLOCK A

UNIT A1: £367,500

UNIT A2: £365,000

UNIT A3: £367,500

TWO BED HOUSES:

- Three x 2 bedroom semi and terrace houses.
- Situated in an extremely convenient location.
- Two double bedrooms, 1 en-suite shower room, bathroom, kitchen/diner and lounge.
- To be constructed to an extremely high standard with contemporary fixtures and fittings.
- Private garden and two allocated parking spaces.
- Perry's Guide Ref: 11 E2
- TRP: TBA Ref: 1371



Chateaux Estate Agency is proud to release, as sole agents, this prestigious new development to consist of nine x 1 bedroom apartments, three x 2 bedroom houses and four x 3 bedroom houses.

Each unit will be finished to an extremely high specification with the most up to date fixtures and fittings available. All properties will be constructed with the latest timber frame technology clad with painted rendered block work and clay roof tiles. UPVC double glazed sash windows will be fitted with the latest thermal efficiency targets to reduce heating costs. The properties will be finished with high quality fitted kitchen, luxury bathrooms and under floor heating. Each house will enjoy gardens and parking for 2 cars.

The development is ideally situated only a short walk from the centre of St Sampson and the marina, ideal for shopping and access to St Peter Port. This up and coming area has been identified as an area of growth and investment over the coming years and is well placed for growing families with St Sampson High School being within a short distance of the development.

The contractor for this development is R G Falla Limited a well-respected Guernsey building company with an excellent reputation in the Island.

While maintaining a style typical of Guernsey, these properties have been carefully thought out to create exceptional living space reflecting the quality of the overall development.



Chateaux estate agency

Brenton House, Les Petites Capelles, St. Sampson, GY2 4GX
t: 244544 e: info@chateaux.gg w: www.chateaux.gg

Two Bedroom Houses

Three x 2 bedroom semi and terrace houses to be set over two floors and to benefit from under floor central heating, two allocated parking spaces and their own private gardens.

The 2 bedroom houses will comprise of:

ENTRANCE HALL: Doors to Living Room and W.C. Stairs to first floor. Smoke detector.

W.C: Fitted with w.c. and corner wash hand basin. Window to front. Half height ceramic tiled walls and flooring.

**LIVING ROOM: 5.35m x 3.6m
(17'7 x 11'9)**

Spacious living areas with under stair storage cupboard housing water cylinder. 4 double power sockets, TV, telephone and internet points. Door to kitchen/diner. Window to front.

**KITCHEN/DINER: 4.7m x 3.7m > 2.7m
(15'5 x 12'1 > 8'10)**

These luxurious kitchens will all be fully fitted with contemporary fixtures and fittings and including fitted wall and base units with laminated worktops and matching up stands with glass to the rear of the hob, single drainer sink unit, oven, hob, extractor hood, dishwasher and fridge/ freezer. Space for washer/dryer, 4 double power sockets, spurs for white goods. TV, telephone and internet point. 8 low voltage down lights. Gas boiler Window and double doors leading out to rear garden. Space for dining.

FIRST FLOOR LANDING:

Doors to both bedrooms and bathroom. Loft hatch. Smoke detector.

BEDROOM 1: 4.7m > 2.8m x 3.3m > 1.35m (15'5 > 9'2 x 10'9 > 4'5)

Double bedroom with door to en-suite shower room. Two windows to front. 3 double power points, tv and internet points.

EN-SUITE SHOWER ROOM: 1.8m x 1.65m (5'10 x 5'5)

Window to rear. Fitted with a contemporary style three-piece suite in white comprising shower cubicle, wash hand basin in vanity unit with mirror over and w.c. Half height ceramic tiled walls and flooring. Heated towel rail. Steam proof low voltage lighting.

BATHROOM: 2.2m x 1.8m (7'2 x 5'10)

Will comprise of a modern, three-piece suite in white incorporating bath with shower over, wash hand basin in vanity unit with mirror over and w.c. Heated towel rail. Half height ceramic tiled walls and flooring. Steam proof low voltage lighting.

BEDROOM 2: 4.7m x 2.7m (15'5 x 8'10)

Double bedroom with two windows to rear. 3 double power points, tv, telephone and internet points.

EXTERIOR.

Private lawn with lighting to front and rear.



REAR VIEW



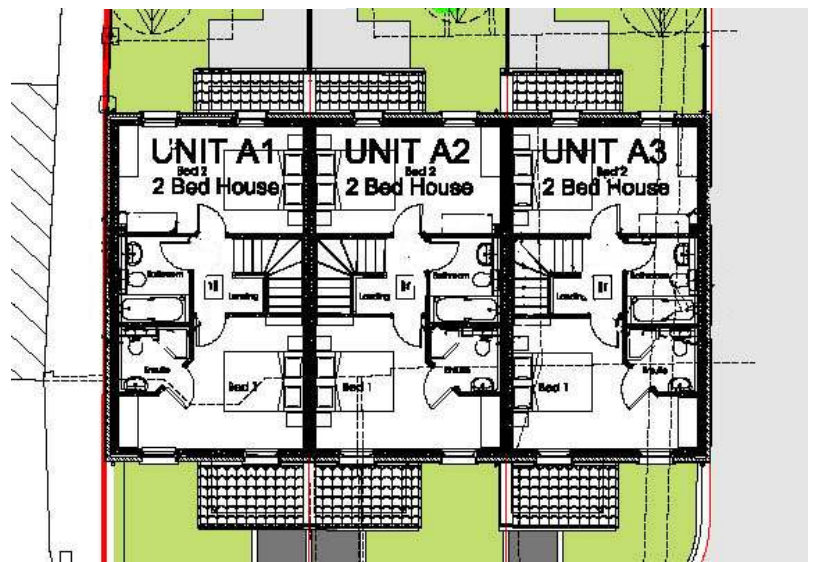
GROUND FLOOR

SERVICES: Mains water, electricity and drainage. Gas fired central heating.

VIEWING: Strictly by appointment through the Vendors agents - **Chateaux Estate Agency Limited.**

PRICE INCLUDES: light fittings and listed appliances.

FIRST FLOOR





 **Chateaux estate agency limited**
estate agency · property consultancy · architectural design
Brenton House Les Petites Capellas
St Sampson, Guernsey, GY2 4GX
tel: 01 481 2 445 44 fax: 01 481 2 00384
email: info@chateaux.gg www.chateaux.gg