

“Oakwell Place”

Lowlands Road

St Sampson

BLOCK B

UNIT B1: £430,000

UNIT B2: £425,000

UNIT B3: £425,000

UNIT B4: £430,000

THREE BED HOUSES:

- Four x 3 bedroom semi and terrace houses.
- Situated in an extremely convenient location.
- Three double bedrooms, 2 en-suite shower rooms, family 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: 1372



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 fixture and fittings available. All properties will be constructed with the latest timber frame technology clad with painted rendered block work and natural slate 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 and 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 who has 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

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Three Bedroom House

Four, 3 bedroom semi and terrace houses to be set over three floors and to all benefit from under floor heating, two allocated parking spaces and their own private gardens.

The 3 bedroom houses will comprise of:

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

W.C: 1.5m x 1m (4'11 x 3'3)

Fitted with w.c. and corner wash hand basin. Window to front. Half height ceramic wall 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. Door to kitchen/diner. Window to front. Four double power sockets, telephone, tv and internet points.

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 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. Under stairs storage cupboard. TV, telephone and internet points. 8 low voltage down lights. Gas boiler. Window and double doors leading out to rear garden. Space for dining.

FIRST FLOOR LANDING: Doors to bedrooms 1, 2, and bathroom. Stairs to second floor. Storage cupboard housing water cylinder. Smoke detector. Double power point.

BEDROOM 1: 4.3m x 2.8m (14'1 x 9'2)

Double bedroom with door to en-suite shower room. Window to front. Three double power points, tv, internet and telephone points.

EN-SUITE SHOWER ROOM: 1.9m x 1.5m (6'2 x 4'11)

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

BATHROOM: 1.9m x 1.8m (6'2 x 5'10)

Will comprise of a modern, three-piece suite incorporating bath with shower over, wash hand basin in vanity unit and w.c. Window to rear. Heated towel rail. Half height ceramic tiled walls and flooring.

BEDROOM 2: 3.8m x 2.8m (12'5 x 9'2)

Double bedroom with window to rear. Three double power points, tv, telephone and internet points.

SECOND FLOOR LANDING: Door to bedroom 3 and window to rear. Smoke detector.

BEDROOM 3: 3.6m > 2.7m x 4.6m > 2.7m (11'9 > 8'10 x 15'1 > 8'10)

Double bedroom with door to en-suite bathroom and window to front and rear. Three double power points, tv, telephone and internet points.

EN-SUITE BATHROOM: 2.1m x 1.8m (6'10 x 5'10)

Three-piece suite comprising of bath, wash hand basin in vanity unit and w.c. Window to rear. Heated towel rail. Half height ceramic tiled walls and flooring

EXTERIOR

Private lawn with lighting to front and rear.

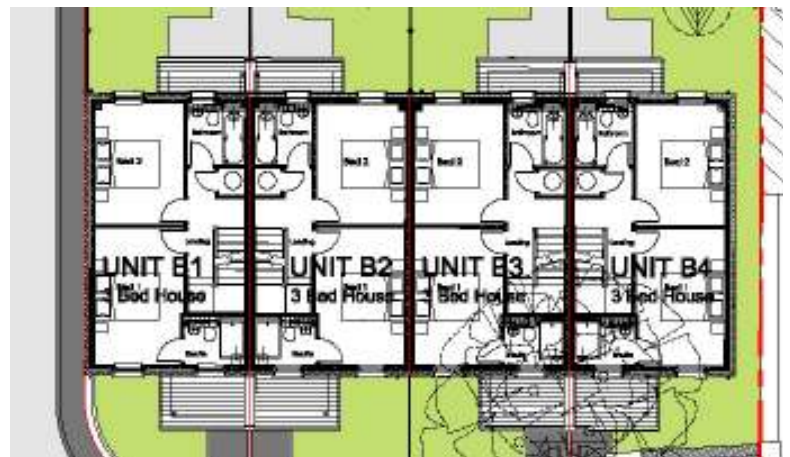


REAR VIEW

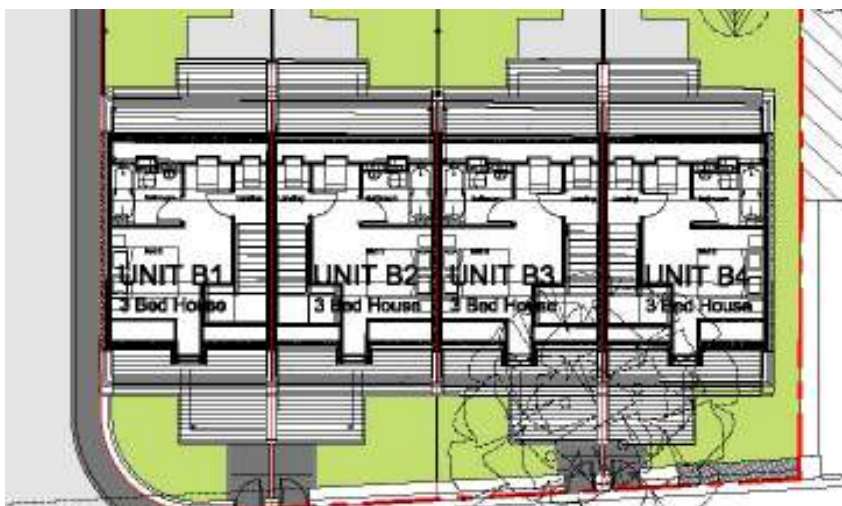
GROUND FLOOR



FIRST FLOOR



SECOND 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.



 Chateaux estate agency limited
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