

“Oakwell Court”

Lowlands Road

St Sampson

BLOCK C

GROUND FLOOR: £262,500

FIRST FLOOR: £245,000

SECOND FLOOR: £239,000

APARTMENTS:

- Block of nine 1 bedroom apartments.
- Situated in an extremely convenient location.
- Double bedroom, open plan kitchen/ lounge/ diner and bathroom.
- To be constructed to an extremely high standard with contemporary fixtures and fittings.
- Dedicated gardens to ground floor apartments and allocated parking space for all apartments.
- Perry's Guide Ref: 11 E2
- TRP: TBA Ref: 1373



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 natural slate roof tiles. UPVC double glazed sash windows will be fitted with the latest thermal efficiency targets to reduce heating costs. The apartments will be finished with high quality fitted kitchens, luxury bathrooms, and electric convector panel heating with each enjoying a car parking space. In addition there will be a dedicated area for bin storage and dedicated gardens for the ground floor apartments.

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.



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One Bedroom Apartments

A total of nine x 1-bedroom apartments will be set over three floors, with three apartments on each floor. All apartments will benefit from an allocated parking space. The external door will be of uPVC, and have a digi-lock entry system interlocked to audio / visual entry phone.

All apartments to comprise:

ENTRANCE HALL: Doors to kitchen/living room, bathroom and bedroom. Cupboard housing water cylinder and plumbing for washing machine.

KITCHEN/LIVING ROOM: These impressive open plan living areas will comprise of fully fitted contemporary style kitchens with wall and base units incorporating sink unit, oven, hob, extractor hood, dishwasher and fridge/freezer, together with laminate worktops, matching up-stands and glass splash back behind hob and modern fixtures and fittings. Storage cupboard. Six double power sockets, tv, telephone and internet points. Flooring to be provided by purchaser.

BEDROOM: Double bedroom. Flooring to be provided by Purchaser. 3 double power points. TV and internet points Window.

BATHROOM: Comprising of a modern, four-piece suite (three-piece suite in units C3, C6 & C9) in white incorporating bath, shower cubicle with thermostatic shower, wash hand basin with mirror over and w.c. Half tiled walls and floor. 2 steam proof low voltage down lights and a shower light. Heated towel rail.





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