

MAWSON COLLINS

PROPERTY SPECIALISTS



Beachcroft, Rue De La Saline, Grandes Rocques, Castel

Perry's guide reference: 8B2



- Unique One Bedroom Semi-Detached Apartment
- Located Only A Stone's Throw From West Coast
- Generously Proportioned Accommodation
- Presented In Move In Condition
- Good Long Stay On-Street Parking In Area
- TRP 72

Description

A spacious semi-detached ground floor apartment, situated in a sought-after location only a stone's throw from Grandes Rocques bay.

The light and generously proportioned accommodation comprises a large lounge/diner, separate conservatory, kitchen, bathroom, double bedroom and a walk-in wardrobe/study area. With good long stay on-street parking close by and the option of purchasing the garden area to the rear of the property by separate negotiation.

A quirky property in a lovely coastal location, quick viewing highly recommended by Mawson Collins Limited.











GROUND FLOOR



Inclusions

To include the fitting flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Bosch electric oven
- Hotpoint electric hob
- Brushed steel extractor fan
- Freestanding fridge/freezer

Room Measurements

GROUND FLOOR

Conservatory	13' 5" x 9' 7" (4.08m x 2.91m)
Lounge/Diner	24' 0" x 10' 1" (7.32m x 3.07m)
Kitchen	9' 10" x 9' 5" (3.00m x 2.87m)
Bathroom	9' 10" x 4' 3" (3.00m x 1.29m)
Bedroom	12' 0" x 11' 3" (3.65m x 3.44m)
Walk-In Wardrobe/ Study Area	7' 2" x 6' 2" (2.19m x 1.87m)



Possession

By arrangement.

Services

Mains water and electricity. Shared cesspit drainage. Electric heaters. uPVC double glazing.

The property is of single block construction.



Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.