

Email: [sales@sheppards.gg](mailto:sales@sheppards.gg) | Call: 01481 239640 | Online: [sheppards.gg](https://sheppards.gg)  
1 Eros House, La Grande Rue, St Martin, Guernsey, GY4 6LQ

## Flat 6, La Blanche Charriere £295,000







La Rochelle Road, Vale, GY3 5DZ | Local Market | TRP 71

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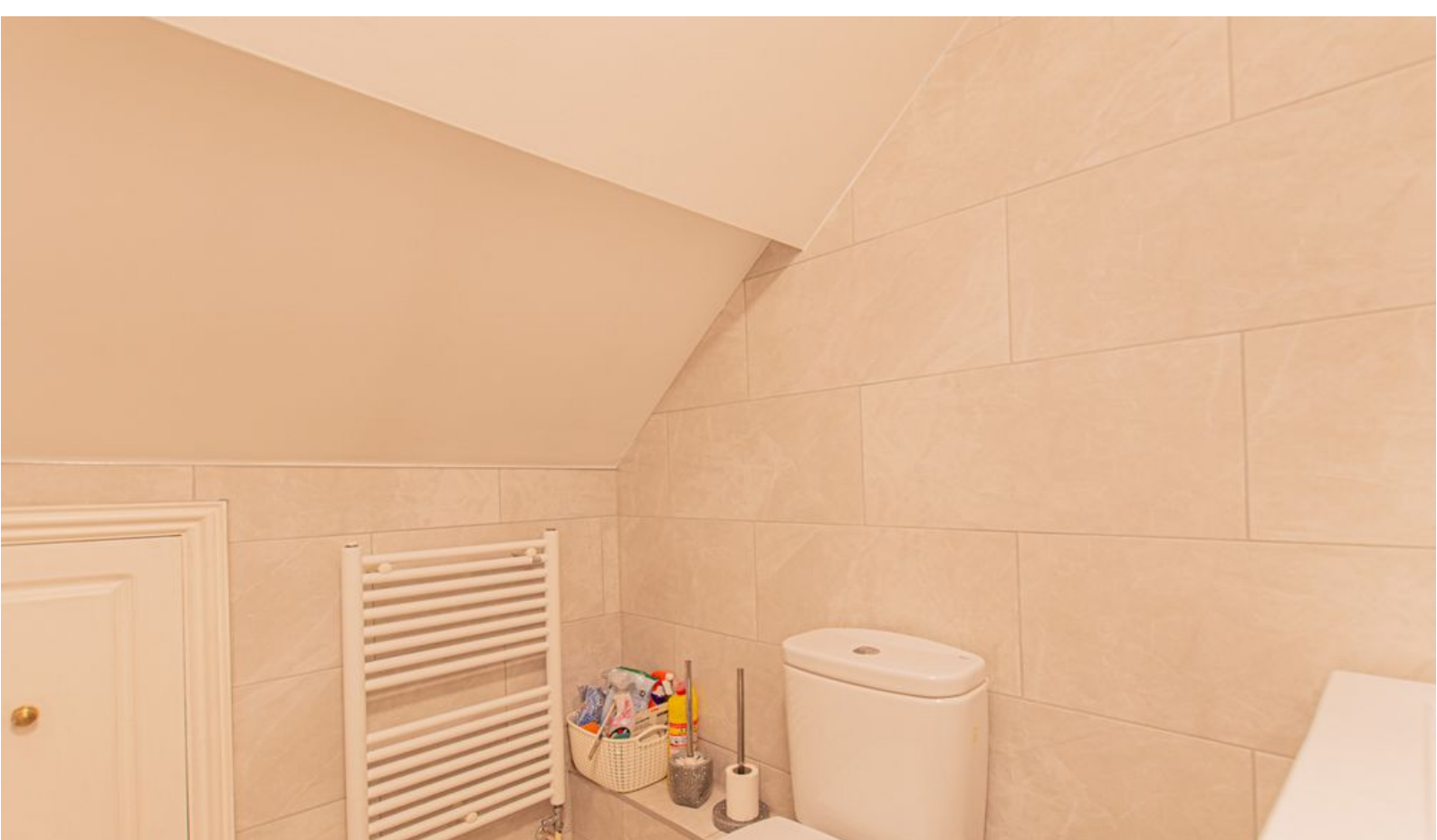
### Property Overview

A low maintenance one bedroom top floor flat conveniently located close by to Bordeaux and L'Ancrese Common with communal gardens and parking.

-  One bedroom top floor apartment
-  Front & rear communal gardens
-  First time buyers or investment opportunity
-  Parking for one vehicle with ample visitor parking
-  In close proximity to Bordeaux and L'Ancrese Common
-  Rental yield of 5.2% gross









# About Flat 6, La Blanche Charriere

Flat 6, La Blanche Charriere is a well presented low maintenance top floor apartment located close by to Bordeaux and L'Ancrese Common.

This bright and airy accommodation comprises of an entrance hall, kitchen, sitting room, double bedroom and bathroom.

Externally, the apartment benefits from communal front and rear gardens laid to lawn and parking for one vehicle.

There is also plenty of visitor parking within this development.

An excellent opportunity for first time buyers or investment opportunity with a rental yield of 5.2% gross.

Early viewing is highly recommended.

## Floor Plan



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## Ground Floor

**Entrance Hall:** 3.71m max x 1.73m max x 0.85m min (12'1 x 5'6 x 2'7)

**Kitchen:** 3.46m x 3.07m (11'3 x 10')

**Sitting Room:** 4.08m x 2.54m (13'3 x 8'3)

**Bedroom:** 4.15m x 3.04m (13'6 x 9'9)

**Bathroom:** 2.18m x 1.97m (7'1 x 6'4)

## Appliances

Bosch washing machine, Belling oven, Indesit hob with extractor fan over, Hoover fridge, Hoover freezer

## Services

Mains gas, water and electricity

## Heating

Gas central heating

## Drainage

Mains drain

## What3words

///universe.official.beans

## Viewing and possession

By appointment and arrangement through Sheppards Estate Agents

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