



Le Grand Val | | GY9 3XD



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A new private development of five apartments located in a quiet cul-de-sac, and only a 10 minute walk to town.

The finishes and fittings are of a very high standard.

Each apartment has a fully fitted kitchen with oven and extractor fan.

All units have central heating systems and are fully double glazed.

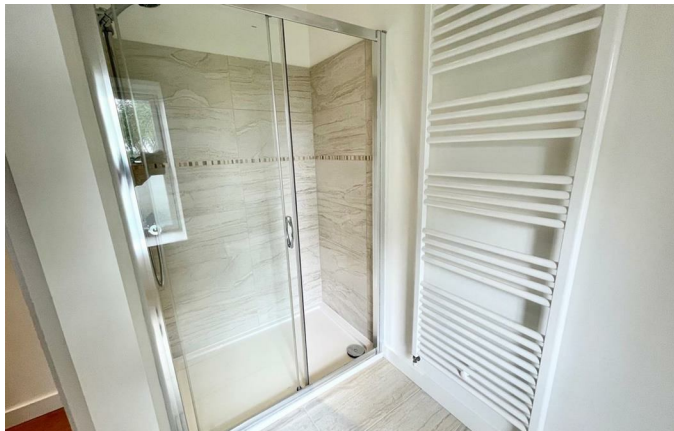


Le Grand Val is an exciting new development of an existing barn into 5 state of the art apartments.

Two apartments on the first floor, both with 2 bedrooms.

This barn conversion has been carried out to a very high standard, with attention to detail, from the new timber flooring through to the fully fitted kitchens, this development is a prime example of how to get it right.

The moment you walk in to any of the five apartments, you experience an uplifting feeling of lightness, due to its large windows, and open plan design.

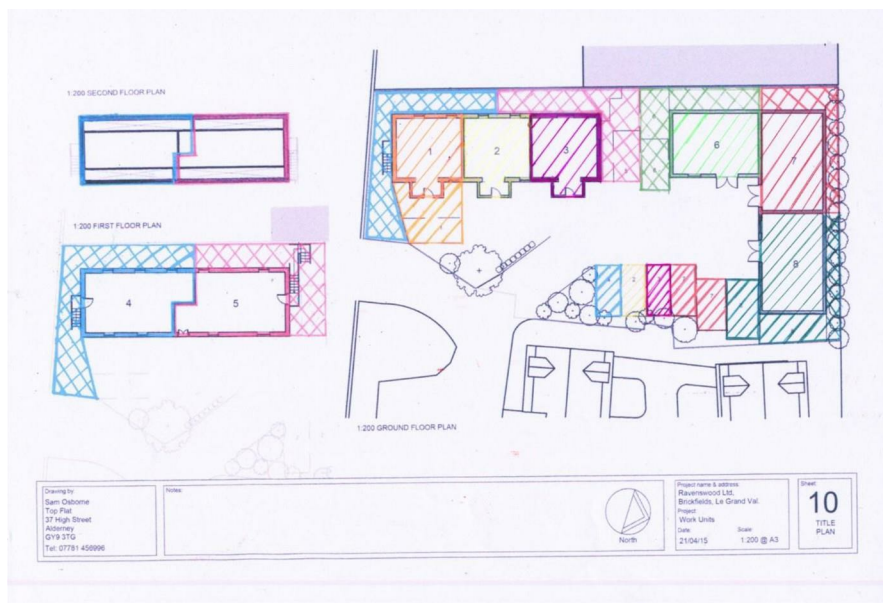


The location is perfect, set in the countryside, next to fields, yet only a 10 minute walk into the town.

The project is in pristine condition, all you need to do is move in your furniture, and put your feet up and relax in a home that is just finished, the property is highly insulated roof floors and walls, so heating it will be extremely cost effective.

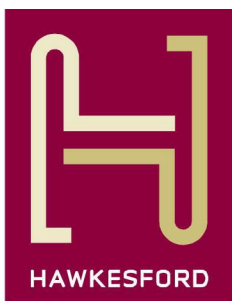
All apartments have oil fired central heating systems, new plumbing and wiring which means you are assured of living in a highly insulated home with low running costs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.