

3, BELLE VUE



4

BEDROOMS

3

BATHROOMS

1,494

SQ FT

£3,500 LOCAL MARKET, ST. PETER PORT

No. 3, Belle Vue is a smart townhouse situated within easy walking distance of central St. Peter Port. In excellent order throughout, the property is set over four floors. The ground floor consists of entrance hall, shower room and modern fully fitted kitchen/dining/family room with doors leading out to the terrace. Stairs lead to a lower basement level where there is utility room and door leading to the secure underground car park where parking is provided for two vehicles. The first floor comprises bedroom, sitting room/bedroom with superb South-facing views and cloakroom. A master bedroom with en-suite and further double bedroom and family bathroom occupy the second floor. Available immediately on an unfurnished basis by negotiation. Children are permitted at the discretion of the Landlord. No pets or smokers.



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BASEMENT

Secure underground parking

Utility room

GROUND FLOOR

Kitchen/dining/family room

Shower room

FIRST FLOOR

Sitting room

Bedroom three

Cloakroom

SECOND FLOOR

Master bedroom

En-suite shower room

Family bathroom

Bedroom two

KEY FACTS

Available immediately

Situated within walking distance of St. Peter Port centre

Large terrace with great views

Secure underground parking for two vehicles

SERVICES

Mains services

Mains water/electricity

DRAINAGE

Mains drainage

HEATING

Oil fired central heating

APPLIANCES

Neff hob

Neff oven

Neff fridge/freezer

Neff dishwasher

Hotpoint washing machine

Indesit tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£3,500



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