

11, ONE ST JULIAN'S

SOLE AGENT

£1,700



2

BEDROOMS

2

BATHROOMS

81

SQ FT

£1,700 LOCAL MARKET, ST. PETER PORT

A modern and spacious first floor apartment in the prestigious One St. Julian's Avenue development, located in central St. Peter Port within walking distance of the main High Street. Accessed through the communal courtyard, the apartment can be entered by either using the stairs or the lift which is conveniently located next door to the apartment. The accommodation comprises hallway, master bedroom with en-suite shower room, utility cupboard, bathroom, further double bedroom and kitchen/dining/sitting room. The development enjoys direct access to the beautifully maintained botanical gardens of Candie. The apartment has been designed to the highest standards offering home automation features such as video door entry phone system, refuse chute and secure underground parking for one vehicle. Available immediately on an unfurnished basis. Children may be permitted at the discretion of the landlord. No pets or smokers.



LIVINGROOM

The Channel Island Estate Agent





Hallway

Utility cupboard	3'6 x 2'3
Kitchen/dining/sitting room	20'9 x 20'9
Bedroom one	11'2 x 11'2
En-suite shower room	6'2 x 6'2
Bedroom two	14'8 x 9'2
Bathroom	7'2 x 5'9

KEY FACTS

Available immediately
Smart and spacious
Central location
Secure underground parking for one car
Communal courtyard
Lift access from communal foyer

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating

APPLIANCES

Neff oven and hob
Neff extractor fan
Neff fridge/freezer
Neff dishwasher
Neff washer/dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Vauvert Primary
La Mare de Carteret High School

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.

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