

# 11, CLIFTON HEIGHTS

SOLE AGENT  
£2,000



2

BEDROOMS

2

BATHROOMS

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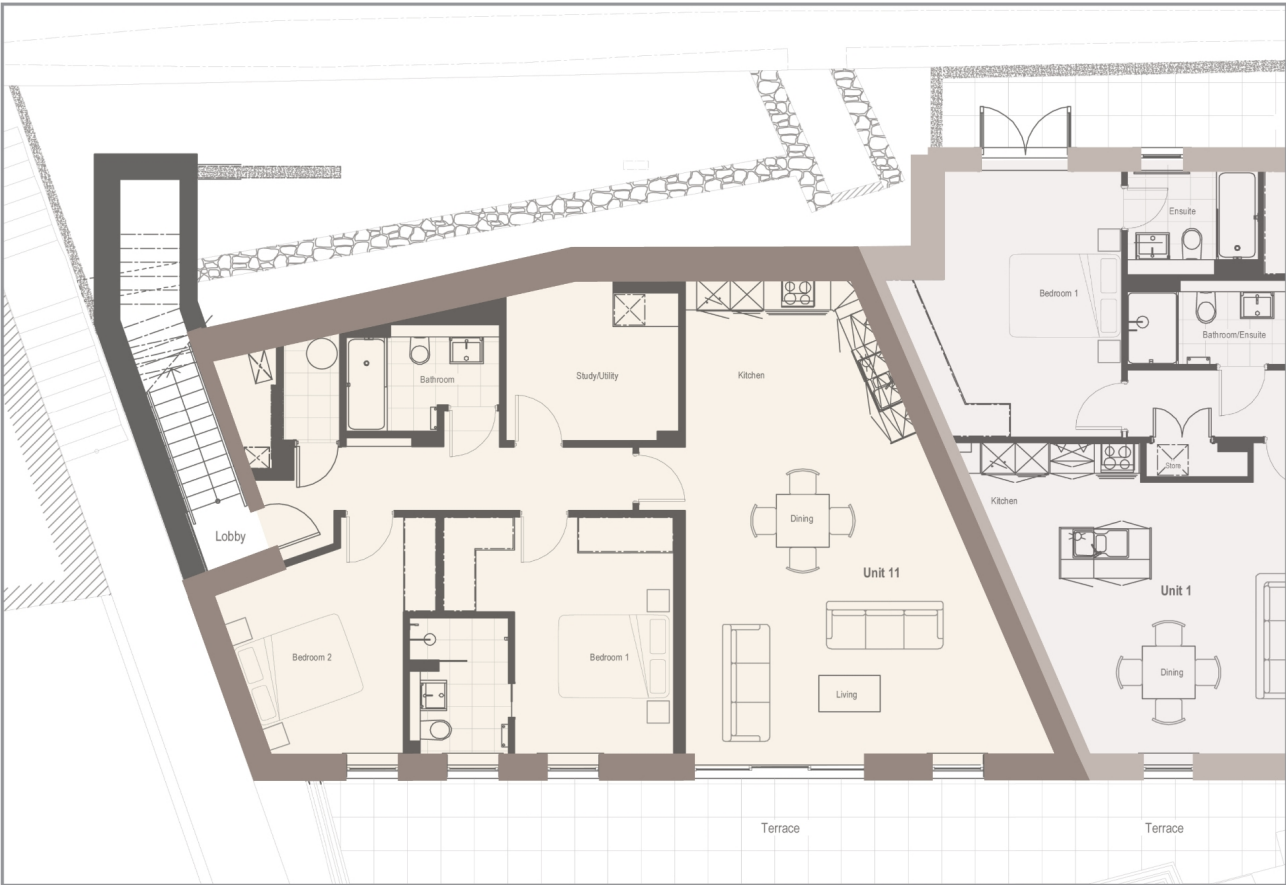
## £2,000 LOCAL MARKET, ST. PETER PORT

Apartment 11, Clifton Heights is a stunning garden apartment within the prestigious Clifton Heights' development. Conveniently situated in Les Canichers in the heart of St. Peter Port, Clifton Heights offers the very latest in luxury living. The accommodation comprises large hall, bathroom, generous storage/utility room, large contemporary kitchen/dining/sitting room, master bedroom with en-suite shower room and a further bedroom. This particular apartment boasts a large, private paved terrace and a designated underground car parking space. Available from mid July 2021 on an unfurnished basis. Regret no pets or smokers.



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## GROUND FLOOR

Communal entrance hall

Stairs down to:

## LOWER LEVEL

Hallway

Kitchen/sitting/dining room 28'7 x 18'9

Primary bedroom 14'1 x 11'6

En-suite shower room 8'11 x 5

Bedroom two 11'6 x 9'9

Bathroom 11'6 x 9'9

Storage room/utility 10'2 x 9'7

## KEY FACTS

Available mid July 2021

Luxury two bedroom apartment

Situated in central St. Peter Port

Large paved private terrace

Secure underground parking for one vehicle

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Underfloor electric heating Air filtration system

## APPLIANCES

Siemens appliances including;

Oven

Microwave

Halogen hob

Extractor

Dishwasher

Fridge/freezer

## INCLUSIONS

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

## SCHOOL CATCHMENT

Amherst Primary

St Sampson's 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.

**£2,000**



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