

APT 1, CANDIE APARTMENT

SOLE AGENT

£1,950



2

BEDROOMS

2

BATHROOMS

£1,950 LOCAL MARKET, ST. PETER PORT

A superb, smartly presented two bedroom apartment situated in the heart of St. Peter Port within walking distance of the local shops and amenities. The accommodation on the ground floor comprises entrance hall, cloakroom and spacious kitchen/dining/sitting room with access to private balcony, whilst the lower ground floor offers two double bedrooms, both with en-suite shower rooms and walk-in wardrobes. Externally, there is a private decked terrace, which can be accessed from the lower ground hallway and secure underground parking for two vehicles. Available mid September 2021 by negotiation on an unfurnished basis. No pets or smokers. Children welcome.



LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR

Entrance hall	7'9 x 4'9
Cloakroom	6'0 x 5'7
Kitchen	12'6 x 9'2
Sitting/dining room	22'9 x 14'1

LOWER GROUND FLOOR

Hallway	9'2 x 5'3
Bedroom two	14'5 x 12'2
Walk-in wardrobe	4'3 x 3'10
En-suite shower room	7'8 x 5'2
Primary bedroom	20'3 x 14'4
Walk-in wardrobe	8'2 x 5'0
En-suite bathroom	9'1 x 5'8

KEY FACTS

Available mid September 2021 by negotiation
Spacious and well presented apartment
Located in central St. Peter Port
Private balcony and decked terrace
Secure underground parking for two vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas underfloor heating

APPLIANCES

Beko ceramic hob
Beko double oven
Beko fridge/freezer
Smeg dishwasher

INCLUSIONS

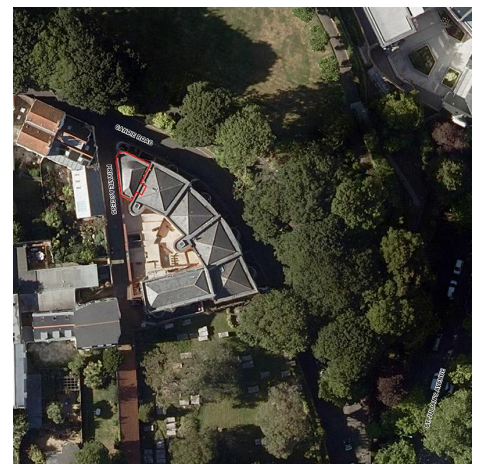
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

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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