

SOUTH GRANGE DE BEAUVOIR FLAT

SOLE AGENT
£2,800



3

BEDROOMS

2

BATHROOMS

£2,800 OPEN MARKET, ST. PETER PORT

South Grange de Beauvoir is a spacious ground floor flat recently renovated in the beautiful leafy green surrounds of the Ivy Gates. Comprising entrance hall, kitchen/dining room, sitting room, double bedroom with en-suite, family bathroom and a further two bedrooms, the rooms are all generously sized. The property offers access to a private garden, a double garage and parking space for sole use of the tenants and private access separate from the main house. Available immediately, no children, pets or smokers.

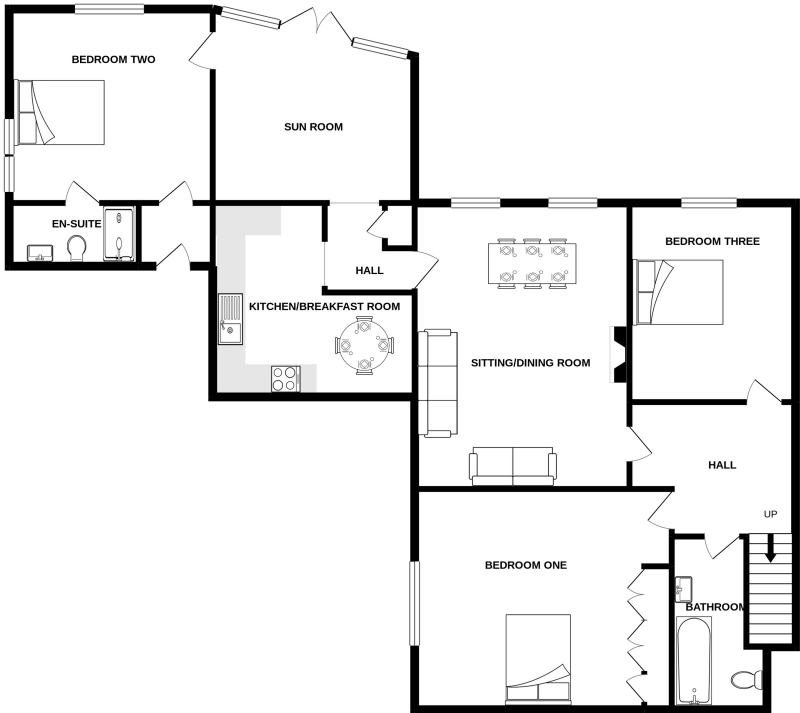


LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

GROUND FLOOR

Sunroom	13'7 x 12'8
Kitchen/breakfast room	14'0 x 13'0
Sitting/dining room	20'0 x 14'5
Bathroom	10'4 x 5'0
Bedroom one	13'8 x 14'0
Bedroom two	13'8 x 13'0
En-suite shower room	8'8 x 4'3
Bedroom three	13'2 x 11'2

GARAGE

KEY FACTS

Available immediately
Recently renovated
Parking and garden
Generous living accommodation

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas central heating

APPLIANCES

Beko oven and hob
Cooke and Lewis extractor fan
Hoover fridge/freezer
Indesit washer/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.

£2,800



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