

NO. 2, LA MAISONETTE

£3,000



3

BEDROOMS

2

BATHROOMS

1,787

SQ FT

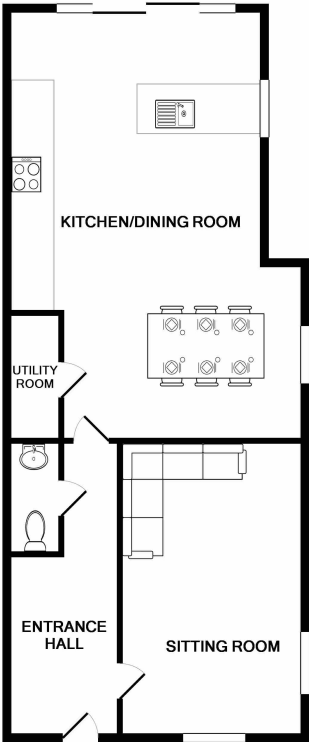
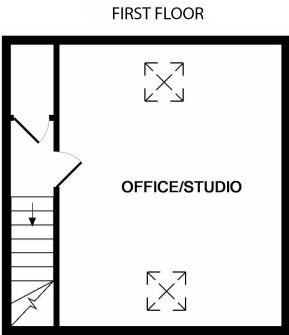
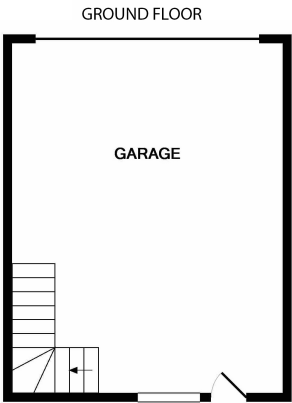
£3,000 LOCAL MARKET, ST. PETER PORT

No. 2, La Maisonette is a stunning newly built town house finished to a high specification throughout. Situated in a highly desirable location on Kings Road, the spacious accommodation comprises kitchen/dining room with bi-folding doors onto the garden, separate utility room, sitting room and cloakroom on the ground floor. A family bathroom and two double bedrooms completes the first floor accommodation, whilst the second floor boasts master bedroom with en-suite shower room. Externally, the property benefits from an easily maintained garden, double garage with studio/office above and parking for two vehicles. Available mid March on an unfurnished basis. Children and pets may be permitted at the discretion of the landlord. No smokers.

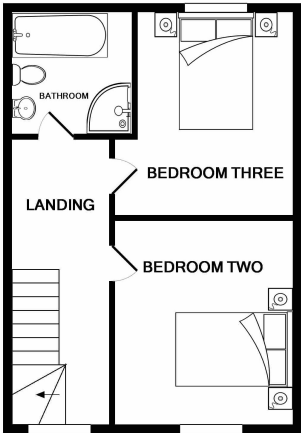


LIVINGROOM
The Channel Island Estate Agent

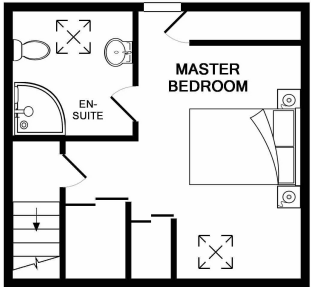




GROUND FLOOR
APPROX. FLOOR
AREA 927 SQ.FT.
(86.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 247 SQ.FT.
(23.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1787 SQ.FT. (166.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given

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GROUND FLOOR

Entrance hall	16'4 x 6'2
Cloakroom	6'3 x 2'6
Sitting room	15'7 x 10'2
Kitchen/dining room	23'9 x 14'2

FIRST FLOOR

Landing	16'1 x 5'9
Bathroom	7'2 x 7'0
Bedroom two	11'7 x 10'2
Bedroom three	11'7 x 9'2

SECOND FLOOR

Primary bedroom	15'2 x 13'3
Shower room	7'1 x 6'1

OUTBUILDINGS

Garage	19'8 x 15'4
Office/studio	14'2 x 12'2

KEY FACTS

Available mid-March 2022
 Newly built town house
 Convenient location
 Finished to a high specification
 Private front and rear gardens
 Parking for two vehicles plus double garage

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating

APPLIANCES

AEG oven
 AEG combi microwave
 AEG induction hob
 AEG extractor fan
 Neff fridge/freezer
 AEG Dishwasher
 Hotpoint washing machine
 Hotpoint tumble 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.

£3,000



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