

# FLAT 2, OLD COLLEGE COURT

SOLE AGENT

£1,500



1

BEDROOM

1

BATHROOM

£1,500 LOCAL MARKET, ST. PETER PORT

2, Old College Court is a modern and recently renovated apartment located within a short walk of central St. Peter Port. Situated on the first floor, the spacious accommodation comprises entrance hall, bedroom, sitting room, dining room, kitchen and shower room, with a utility room which is separate to the apartment. Externally, there is parking for one vehicle. Available immediately on an unfurnished basis. No pets or smokers.



**LIVINGROOM**

The Channel Island Estate Agent





### FIRST FLOOR

Entrance hall	13'28 x 3'24
Bedroom	14'68 x 11'36
Sitting room	13'62 x 13'14
Dining room	12'43 x 9'45
Kitchen	10'16 x 9'74
Shower room	7'16 x 6'40
Utility room	7'36 x 5'72

### KEY FACTS

- Available immediately
- Lovingly renovated first floor flat
- Located within a short walk to central St. Peter Port
- Parking for one vehicle

### SERVICES

- Mains services

### HEATING

- Gas fired central heating

### DRAINAGE

- Mains drainage

### APPLIANCES

- Cooke & Lewis oven
- Cooke & Lewis hob
- Extractor fan
- Indesit fridge/freezer
- Hotpoint 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.

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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