

# The Pavilions III, Apartment C6

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**756**

SQ FT

**£2,500 ST. PETER**

ENTITLED/LICENSED. Situated within the Pavilion III development, Livingroom is delighted to present this first-floor, two-bedroom, two-bathroom apartment. Ideally positioned at the rear of the block, the property is within a short walk of local shops, the beach, pubs, and restaurants, with convenient access to the airport and excellent cycle and bus links to St. Helier and St. Aubin. Finished to a high specification throughout, the accommodation comprises a fully fitted kitchen with an open-plan layout leading into the reception area, with direct access to a spacious private balcony. There are two generous double bedrooms, including a primary bedroom with En-suite, in addition to a separate house bathroom. Externally the property further benefits from one designated private parking space. Pets considered. Available immediately.



**LIVINGROOM**

The Channel Island Estate Agent













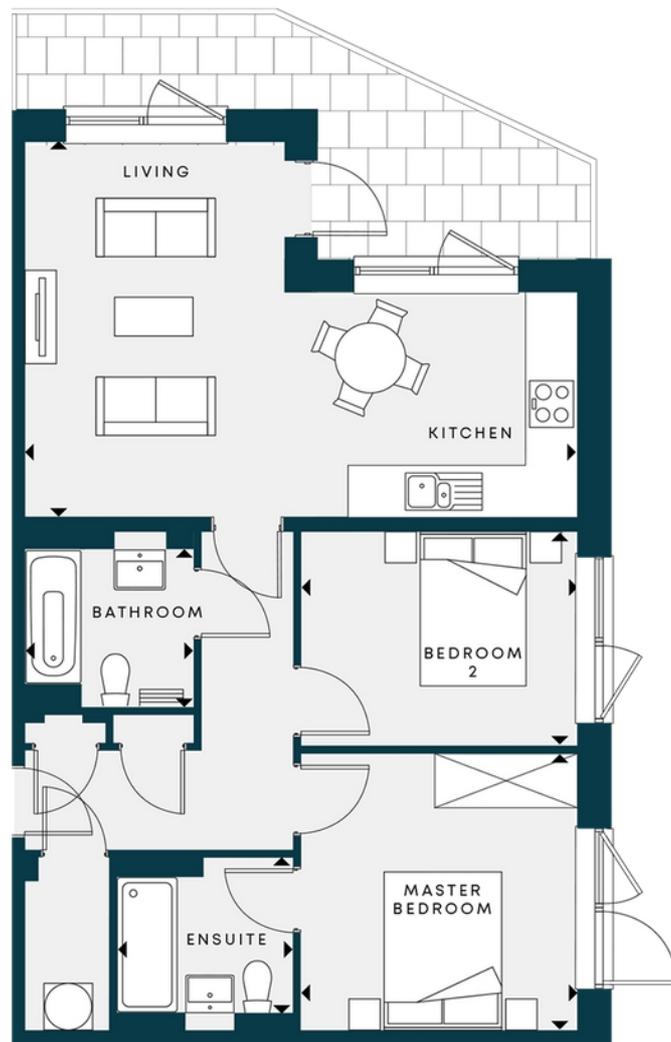












<b>Kitchen/dining area</b>	11'11 x 9'3
<b>Sitting area</b>	15'5 x 10'7
<b>Primary bedroom</b>	11'5 x 11'4
<b>En-suite bathroom</b>	7'7 x 7'1
<b>Bedroom two</b>	11'4 x 8'10
<b>Bathroom</b>	6'10 x 6'4
<b>Utility cupboard</b>	5'10 x 3'4
<b>Balcony</b>	

#### KEY FACTS

Situated within the Pavilion III development  
Quiet location overlooking the marsh  
Great sized balcony  
Two double bedrooms (one En-suite)  
First floor  
Finished to a high specification  
Private balcony  
One allocated parking  
Triple glazed  
Available immediately  
Pets considered  
ENTITLED/LICENSED

#### SERVICES

Mains water and drainage

#### HEATING

Electric heating

#### APPLIANCES

Bosch washer/dryer  
Neff Oven  
Neff Hob  
Neff Fridge/freezer  
Neff dishwasher

#### INCLUSIONS

To include all items listed in the inventory/condition report

#### SCHOOL CATCHMENT

St Peter  
Les Quennevais

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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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**£2,500**



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