

84 STOPFORD ROAD, BASEMENT

SOLE AGENT
APT



2

BEDROOMS

2

BATHROOMS

914

SQ FT

4.3%

YIELD

POA ST. SAVIOUR

This beautifully restored Victoria building was built late 19th century and has been recently renovated by a local developer who has retained many original features and incorporated them into a contemporary apartment. The conversion brought the building back to life with glimpses of the original features in every corner and a modern interior arrangement in place. This basement and first-floor duplex apartment has its own separate entrance and uniquely benefits from a large rear garden with low maintenance easi grass and patio plus a small front garden. Full double glazing, Rointe intelligent electric heating, Eufy intelligent video doorbell, wifi access points throughout and a range of integrated kitchen appliances, the glass atrium and high ceilings add to the charm of this stunning apartment. A large open plan kitchen/dining room, sitting room that floods with light, two double bedrooms, two bathrooms and a large entrance hall, complete this unique apartment. Tel 717100 for an...



LIVINGROOM

The Channel Island Estate Agent





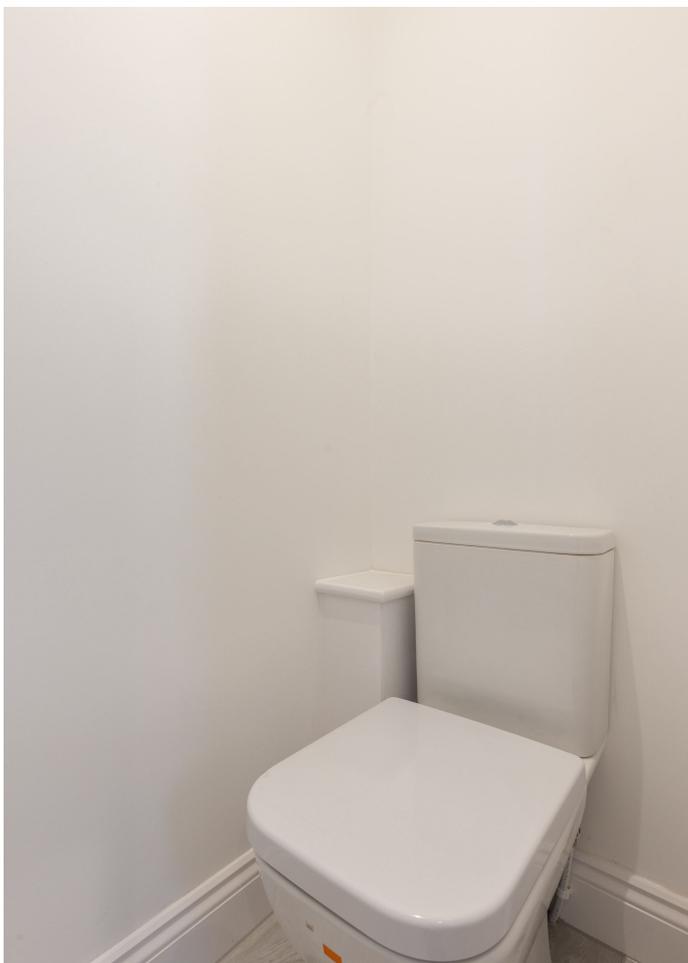










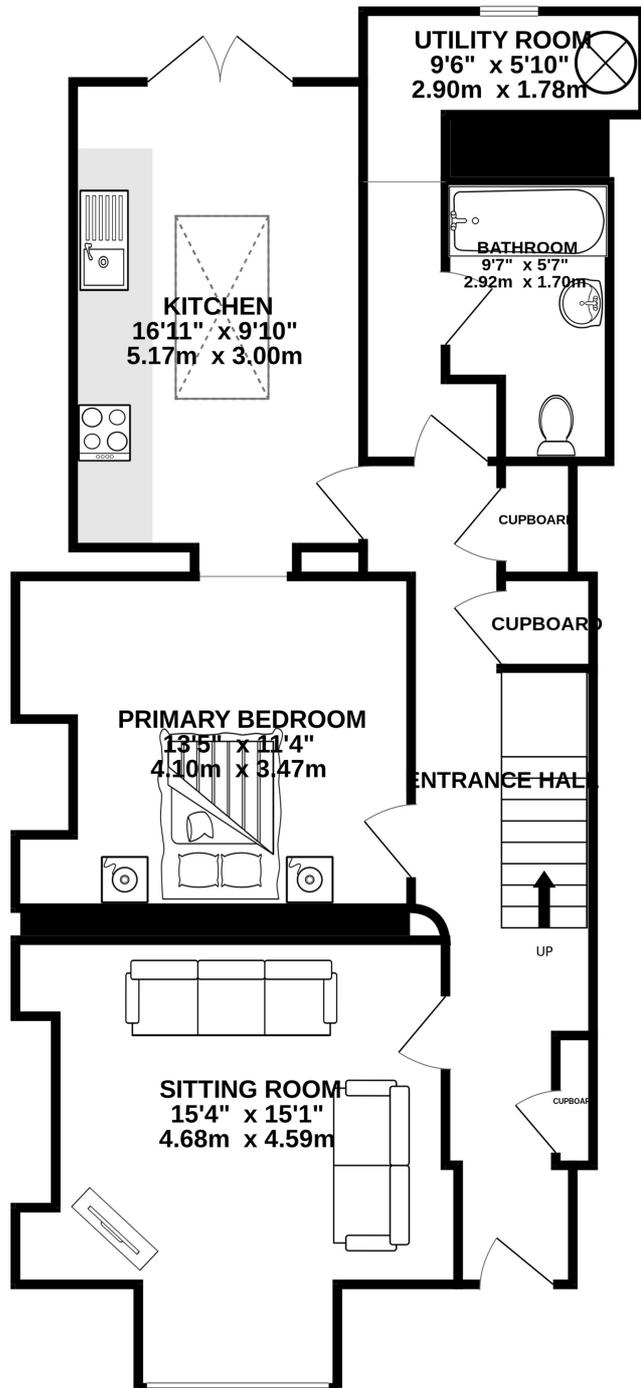




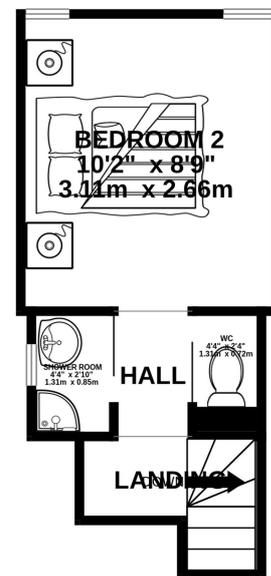




BASEMENT
774 sq.ft. (71.9 sq.m.) approx.



GROUND FLOOR
144 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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 as to their operability or efficiency can be given.

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LOWER FLOOR

Entrance Hall	7'10 x 28'3
Sitting Room	15'1 x 15'4
Primary Bedroom	13'5 x 11'4
Kitchen	9'10 x 16'0
Bathroom	5'7 x 9'7
Utility Room	9'6 x 5'10

GROUND FLOOR

Landing	6'2 x 4'9
Shower Room	2'10 x 4'4
WC	2'4 x 4'4
Bedroom 2	8'9 x 10'2

KEY FACTS

Landmark Victorian property
Duplex with 2 bedroom and 2 bathroom
Spacious 914 sq ft
Newly renovated throughout
Great central location
Own separate entrance
Large easily maintained garden to rear and small front garden
No private parking

SERVICES

Mains drains and water

HEATING

Intelligent Rointe electric heating with radiators

ADDITIONAL INFORMATION

Building is Listed Grade 3
Fire safety certificate in place
Eufy intelligent video doorbell
Wifi access points throughout

TENURE

Flying Freehold

SERVICE CHARGE

£95.83 per month

POTENTIAL RENTAL INCOME

£1,800 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Springfield
Grainville

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.

POA



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