

# FLAT 9, BALMORAL COURT

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**507**

SQ FT

## POA LOCAL MARKET, ST. PETER PORT

Flat 9, Balmoral is a well-presented, first floor apartment located within easy walking distance of Guernsey Post, Beau Sejour and the amenities of Admiral Park. The apartment is accessed via a communal hallway and comprises entrance hall, sitting room, kitchen, generous double bedroom and bathroom. Externally, there is allocated parking for one vehicle as well as visitor spaces and a communal garden to the rear. An excellent opportunity for first time buyers and buy-to-let investors alike.



**LIVINGROOM**  
The Channel Island Estate Agent

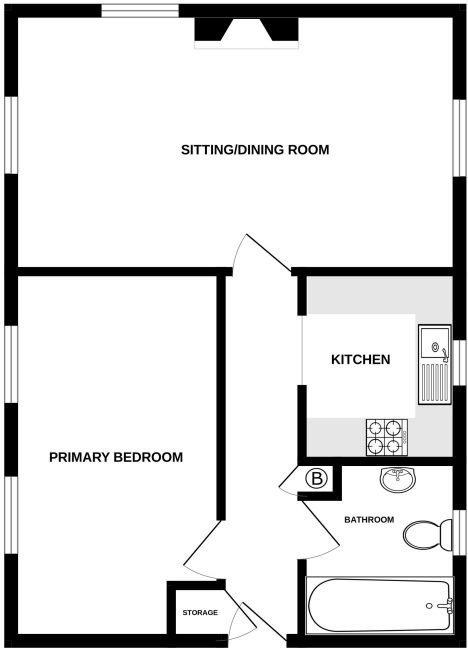








**FIRST FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA - 507 sq.ft. (47.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

Hall	16'1 x 3'5
Primary Bedroom	15'9 x 9'0
Bathroom	7'4 x 5'8
Kitchen	8'1 x 5'8
Sitting/Living room	11'1 x 19'1

## KEY FACTS

Well-presented first floor apartment  
Convenient location  
Allocated parking for one vehicle and visitor parking  
Communal garden between four apartments

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Gas central heating

## APPLIANCES

Cooke & Lewis oven  
Beko hob  
Extractor  
Candy fridge/freezer  
Hotpoint washing machine

## CLOS CHARGE

£10 per month

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

## SCHOOL CATCHMENT

Amherst Primary  
St Sampson's 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.

## POA



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