

21 BELMONT ROAD APT.1



2

BEDROOMS

2

BATHROOMS

847

SQ FT

POA ST. HELIER

FLYING FREEHOLD; This newly renovated ground-floor garden apartment offers a luxurious and modern living space. The apartment itself is generously sized, providing ample space for comfortable living. The apartment offers two bedrooms, two bathrooms (one of which is en-suite) a separate WC, and a generous living space with an open plan kitchen/dining/living space which includes access to your very own private garden, providing a perfect spot to relax. The apartment includes Bosch integrated appliances, ensuring high-quality and efficient functionality in the kitchen. With town centre amenities right on your doorstep, you'll have easy access to a variety of shops, restaurants, cafes, entertainment venues, and more. This location ensures that you'll never be far from the vibrant atmosphere and conveniences that a town centre has to offer. Furthermore, this apartment is available immediately, allowing you to move in and start enjoying your new home without delay. Don't miss out on this...



LIVINGROOM

The Channel Island Estate Agent



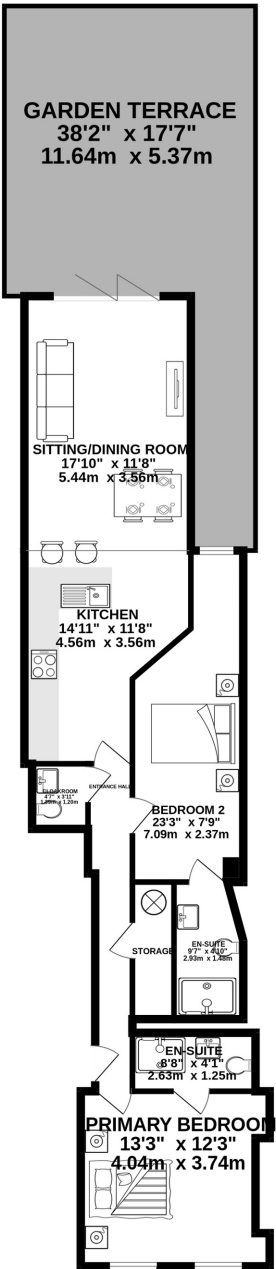








GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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Ground Floor

Entrance Hall	3'1 x 23'0
Kitchen	11'8 x 14'11
Sitting/Dining Room	11'8 x 17'10
Garden Terrace	17'7 x 38'2
Cloakroom	3'11 x 4'7
Bedroom Two	7'9 x 23'3
En-suite	4'10 x 9'7
Primary Bedroom	13'3 x 12'3
En-suite	8'8 x 4'1

KEY FACTS

Flying Freehold
Newly renovated ground floor garden apartment
Beautifully finished throughout
Generous sized apartment
Private garden accessed from living space
Central location walk to work
Town center amenities on your doorstep
Bosch integrated appliances
Available immediately

SERVICES

Mains drains and water

HEATING

Under floor heating throughout

APPLIANCES

Bosch integrated appliances

MANAGEMENT & SERVICE CHARGE

Rudwin Property Management
Service charge TBC

OTHER INFORMATION

This apartment does not include any parking
This apartment is Flying Freehold
Pets maybe allowed upon request via the managing agent
Fire certificate is in place

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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