

OLD COURT HOUSE APT.3

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

962

SQ FT

3.9%

YIELD

POA GROUVILLE

Flying Freehold: Livingroom is delighted to offer this immaculately presented two-bedroom apartment, situated in the high sort after location of Gorey, just a stone's throw away from the beach, not to mention an array of restaurants, bars and shops within walking distance. This luxury first-floor apartment with lift access comprises a welcoming entrance hall, two double bedrooms, one with built-in wardrobes and the primary with a walk-in wardrobe and En-suite. You will also find a utility cupboard, a house bathroom and a large bright and airy open plan eat-in kitchen/dining/sitting area (with all Miele integrated appliances) flowing onto a large balcony. Externally the property offers two parking spaces – one with an electrical hybrid charging point. The perfect downsize property for beach lovers/ golf enthusiasts! For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent



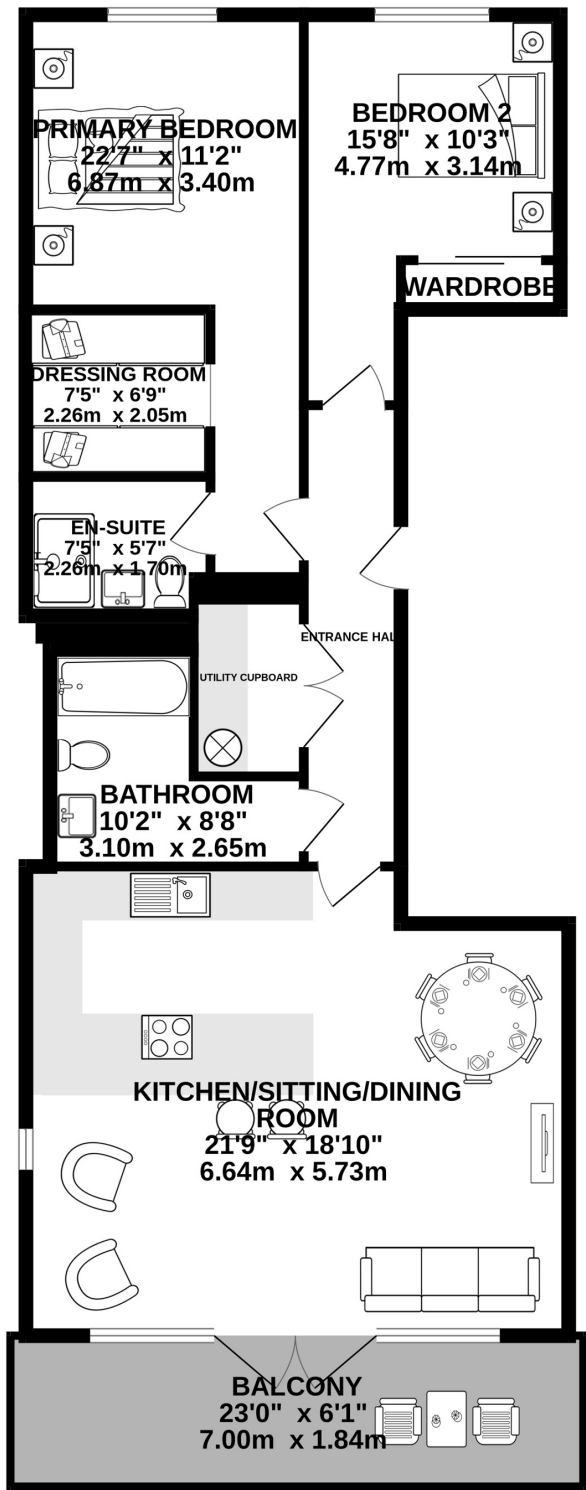








FIRST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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.

FIRST FLOOR

Entrance Hall	3'11 x 18'6
Kitchen/Sitting/Dining Room	21'9 x 18'10
Balcony	23'0 x 6'1
Primary Bedrrom	11'2 x 22'7
En-suite	7'5 x 5'7
Dressing Room	7'5 x 6'9
Bedroom Two	10'3 x 15'8
Bathroom	10'2 x 8'8
Utility Cupboard	4'5 x 8'0

KEY FACTS

Two parking spaces (one with electrical charging point)
All amenities within walking distance
Two bedroom, two bathroom
First floor, with lift access
Available immediately
Large balcony

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout
Underfloor heating in both bathrooms

SERVICE CHARGE

£635 per quarter

MANAGING AGENT

Morgan Finch

TENURE

Flying freehold

PARKING SPACES

Both No3

POTENTIAL RENTAL INCOME

£2700 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Grouville
Le Rocquier

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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