

APT 1, QUEENS COURT MEWS

SOLE AGENT



2

BEDROOMS

1

BATHROOM

£1,900 LOCAL MARKET, ST. PETER PORT

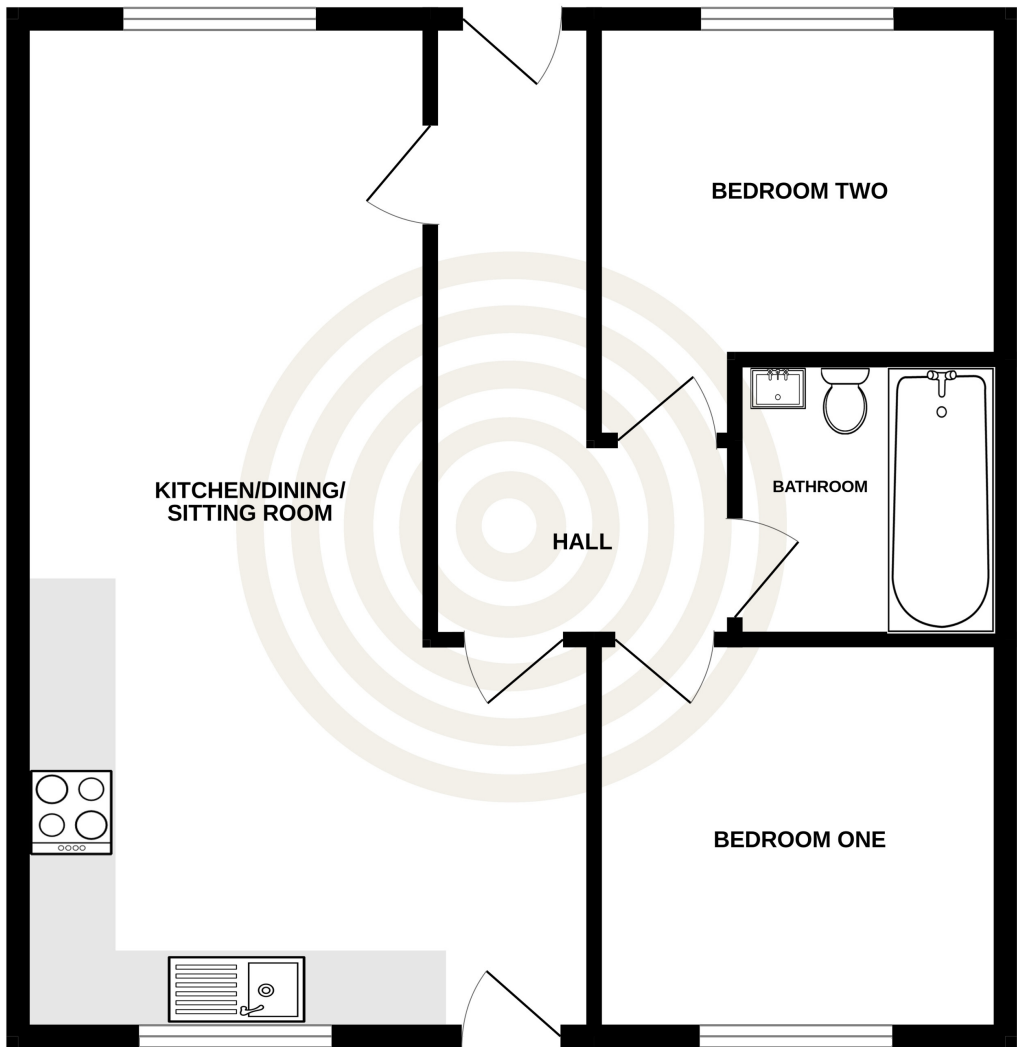
Apartment 1, Queens Court Mews is a superbly appointed luxury apartment located within the prestigious Queen's Court Mews development. Situated just off Queen's Road, within walking distance of St. Peter Port. The accommodation accessed through its own front and back door comprises open plan kitchen/dining/sitting room, hallway, bathroom and two double bedrooms with fitted wardrobes. A private secure storage room located on the second floor and accessed through a communal hallway is also included. Externally, the property offers two parking spaces in tandem along with well-maintained communal garden. Available from 23rd November on an unfurnished basis. Not suitable for children, pets or smokers.



LIVINGROOM
The Channel Island Estate Agent



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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

Hall	15'8 x 7'8
Kitchen/Dining/Sitting Room	25'8 x 14'7
Bedroom One	10'0 x 10'5
Bathroom	7'1 x 6'10
Bedroom Two	10'8 x 10'5

KEY FACTS

Available from 23 November 2024

Finished to a high standard

Within walking distance of the town centre

Communal garden

Parking for two vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating

APPLIANCES

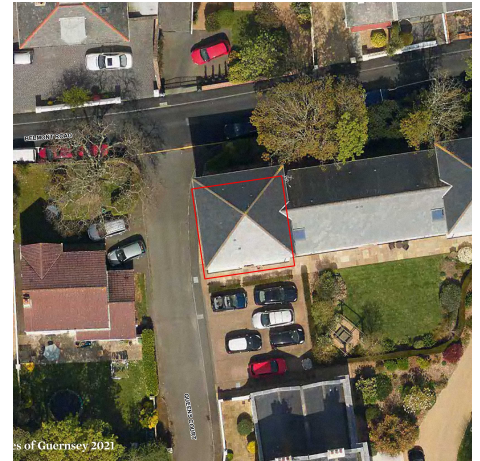
- Siemens oven
- Siemens hob
- Siemens extractor
- Siemens fridge
- Siemens freezer
- Siemens dishwasher
- Siemens washing machine

INCLUSIONS

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

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.

£1,900



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