

FLAT 1, LE COIN DE LA VILLE



1

BEDROOM

1

BATHROOM

356

SQ FT

POA LOCAL MARKET, ST. PETER PORT

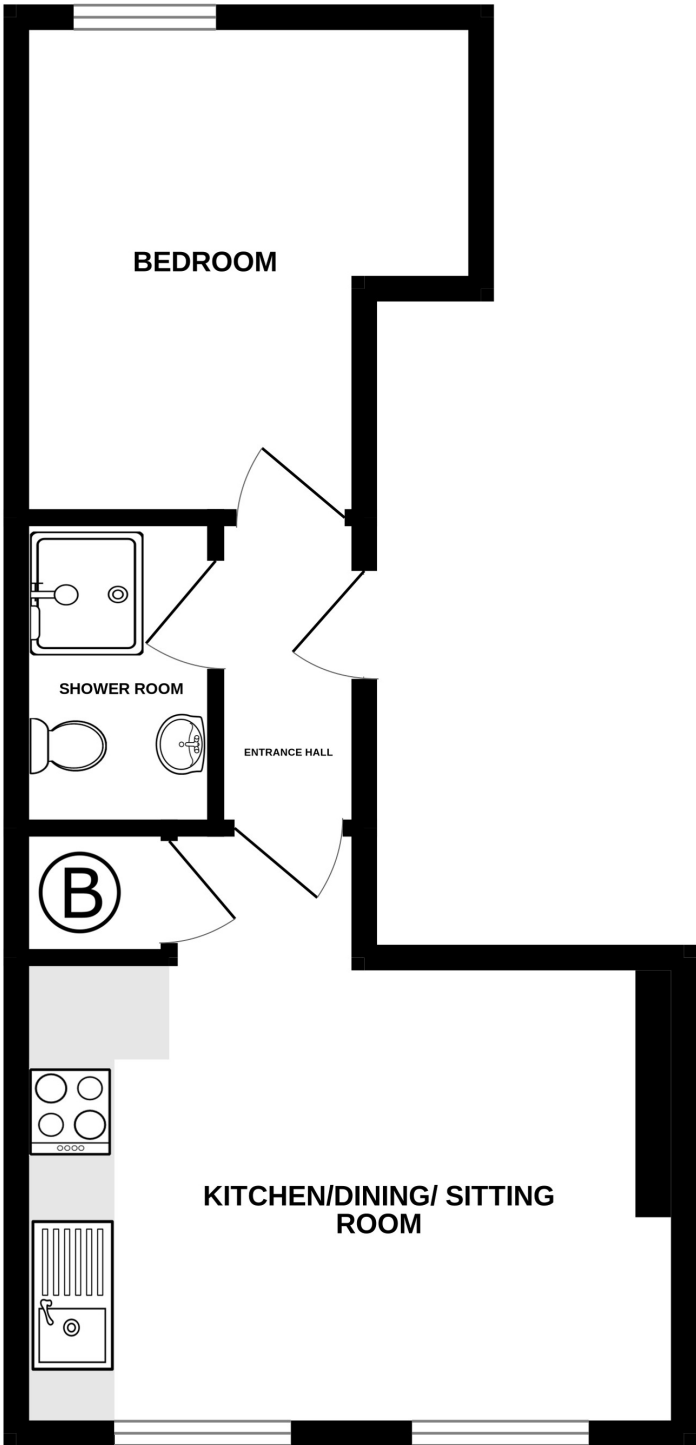
An attractive first floor apartment situated within a recently converted development in the heart of St Peter Port. Offering open plan kitchen/living, double bedroom and shower room, the property also benefits from a private outside seating area and a sizeable store room solely for the use of this flat, both of which are accessed up a flight of steps at the rear of the property. Within easy reach of businesses, restaurants and amenities locally, this excellent, modern apartment is ideal for first time buyers or investors alike.



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The Channel Island Estate Agent



FIRST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 356 sq.ft. (33.0 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	7'2 x 3'5
Bedroom One	11'7 x 10'9
Shower Room	7'2 x 4'7
Kitchen /Dining /Sitting Room	

KEY FACTS

Charming one bedroom first floor apartment

Open plan kitchen/living area

Private elevated patio area belonging solely to this apartment

Large store room belonging to this apartment

Central town location

SERVICES

Mains water and electricity

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES

Neue electric hob

Neue hob with extractor over

Integrated fridge with freezer box

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.

POA



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