

FLAT 1 WESTWOOD

SOLE AGENT



1

BEDROOM

1

BATHROOM

826

SQ FT

POA LOCAL MARKET, ST. PETER PORT

This superb, ground floor apartment is situated within a period conversion located on a beautiful, tree-lined avenue in central St. Peter Port within easy walking distance of nearby shops, restaurants, schools and local amenities. The spacious and light accommodation is flexible and could be reconfigured if needed to provide a two-bedroom property but currently comprises a communal entrance hall leading to a private hallway with storage cupboard, lovely sitting room with bay window, bedroom, smart kitchen/dining room, rear porch and bathroom. Externally, the property boasts a beautiful, fully enclosed rear garden for the sole use of the owner, together with a decked seating area and shed. There is good on-street parking nearby. A great home that perfectly blends space, character and convenience. A fantastic first time buy or buy-to-let investment.

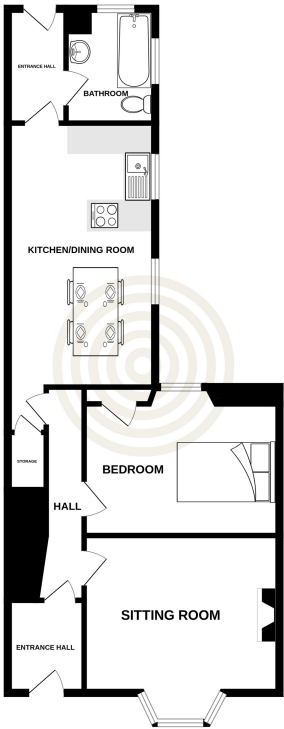


LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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

DETAILS & MEASUREMENTS FLAT 1 WESTWOOD

Hall	17'10 x 2'7
Sitting room	15'1 x 14'11
COMMUNAL ENTRANCE (GROUND FLOOR)	
Bedroom	14'11 x 12'1
Kitchen/dining room	21'9 x 11'
Bathroom	8'9 x 7'6
Rear porch	9' x 4'6

KEY FACTS

Superb, ground-floor apartment
Situating in a convenient location within St Peter Port
Period conversion with one other unit
Newly decorated and high ceilings
Enclosed garden with timber shed
On-street parking

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas fired central heating

APPLIANCES

Indesit oven
Schott Ceran hob
Extractor unit
Hotpoint slimline dishwasher
Indesit 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.

POA



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FLOOR)