

GARDEN FLAT

SOLE AGENT



1

BEDROOM

1

BATHROOM

478

SQ FT

£340,000 LOCAL MARKET, ST. PETER PORT

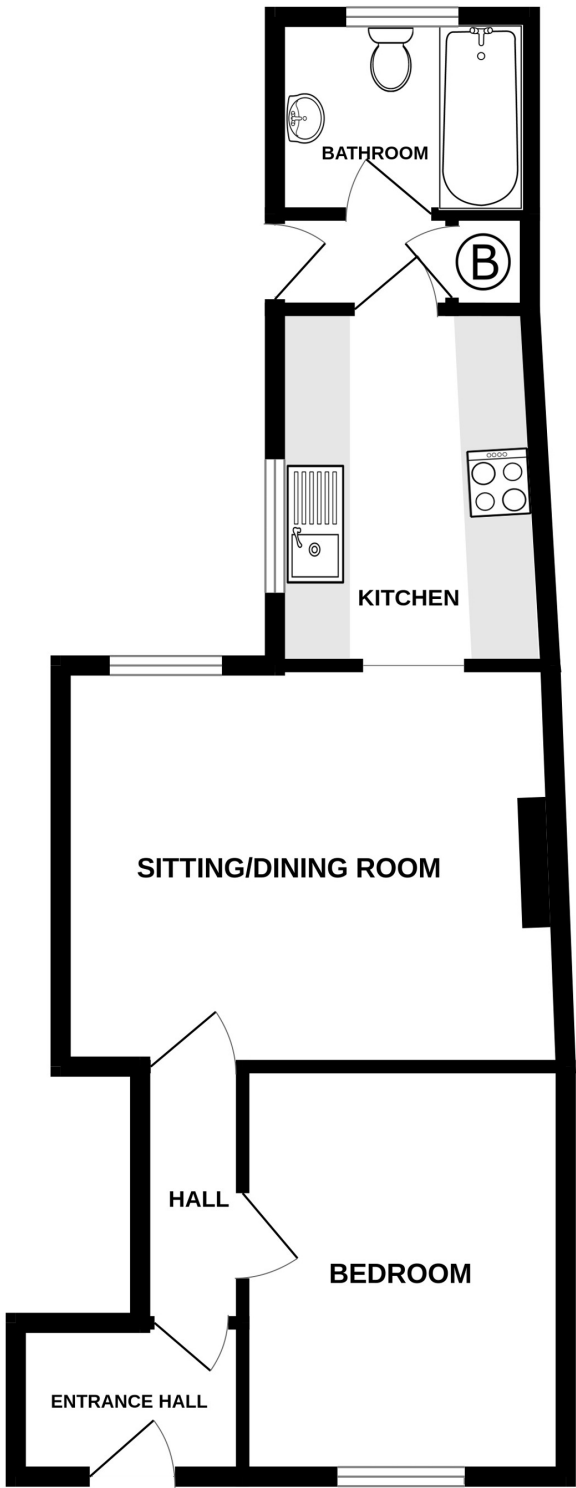
A well-presented, garden flat situated in a convenient location within easy walking distance of central St. Peter Port. Recently re-decorated throughout, this property is one of two units and comprises a communal entrance, hall, bedroom, sitting room/dining room, separate kitchen with appliances and a brand new bathroom. Externally, there is good on-street parking in the vicinity and there is also a private rear garden which is fully enclosed and for sole use of this flat only. An ideal opportunity for a first time buyer.



LIVINGROOM
The Channel Island Estate Agent



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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.

COMMUNAL ENTRANCE - GROUND FLOOR

Hall	7'6 x 3'0
Bedroom	12'0 x 9'5
Sitting/dining room	11'9 x 14'9
Kitchen	10'5 x 8'1
Bathroom	5'9 x 7'5

KEY FACTS

Ground floor, garden flat
One of two units in a converted building
Newly decorated
New bathroom
Enclosed private garden
On-street parking in the vicinity

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES

Neff double oven
Cooke and Lewis induction hob (new)
Extractor unit
Slimline dishwasher
Indesit fridge freezer
Neff 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.

£340,000



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