

APT 1, THE HAVEN

SOLE AGENT



1

BEDROOM

1

BATHROOM

548

SQ FT

£395,000 LOCAL MARKET, ST. PETER PORT

This modern, ground floor apartment is situated in a recent Infinity development called 'The Haven'. Located on the outer edge of St Peter Port, within easy access to Amherst School and Beau Sejour Leisure Centre. The naturally light accommodation comprises a communal entrance, hall with storage/utility cupboard, open-plan kitchen/sitting/dining room, double bedroom with built-in wardrobes and a stylish shower room with underfloor heating. Externally, there is allocated parking for one vehicle and there is a South-facing, small courtyard area which is for the sole use of this apartment. An easy maintainable property in a convenient location.



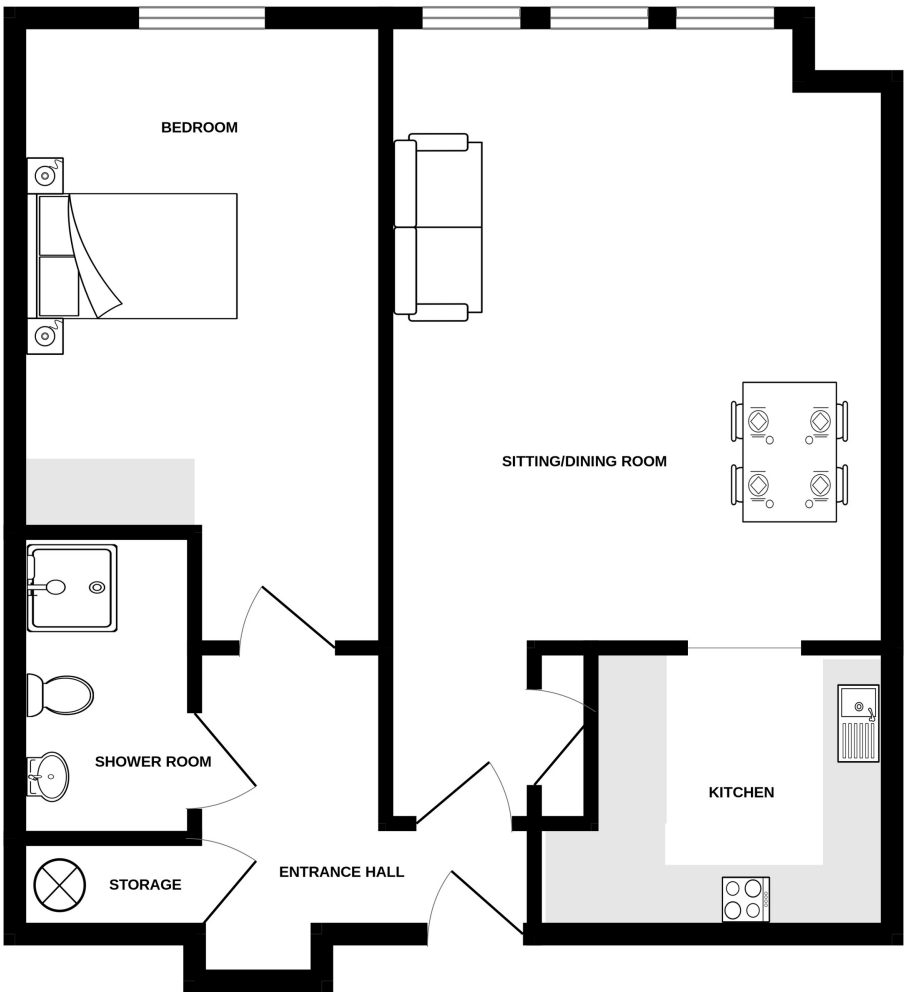
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 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

Entrance hall	9'4 x 7'5
Sitting/dining room	21'0 x 13'3
Kitchen	7'6 x 7'3
Bedroom	16'5 x 9'8
Shower room	8'0 x 4'8
Storage cupboard	4'8 x 2'6

KEY FACTS

Modern, ground floor apartment
Situating in a recent development
Good quality fixtures and fittings
Small, South-facing courtyard garden
Parking for one vehicle

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES (HOTPOINT)

Oven
Microwave oven
Induction hob
Extractor unit
Dishwasher
Fridge and freezer

SERVICE CHARGE £122PCM

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.

£395,000



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