

NO. 2, LA MAISONETTE



3

BEDROOMS

2

BATHROOMS

1,787

SQ FT

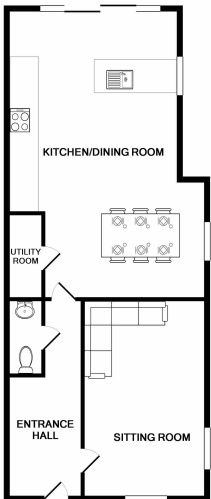
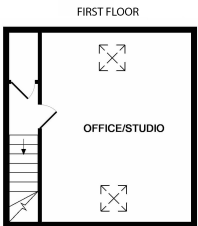
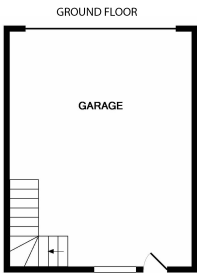
£875,000 LOCAL MARKET, ST. PETER PORT

No. 2, La Maisonette is a stunning townhouse finished to a high specification throughout. Situated in a highly desirable location on Kings Road, the spacious accommodation comprises kitchen/dining room with bi-folding doors onto the garden, separate utility room, sitting room and cloakroom on the ground floor. A family bathroom and two double bedrooms completes the first floor accommodation, whilst the second floor boasts primary bedroom with en-suite shower room. Externally, the property benefits from an easily maintained garden, double garage with studio/office above and parking for two vehicles.

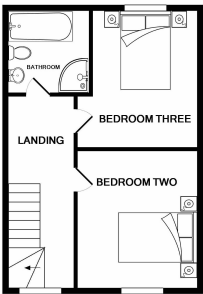


LIVINGROOM
The Channel Island Estate Agent

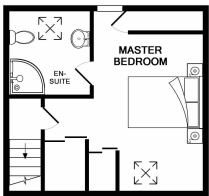




GROUND FLOOR
APPROX. FLOOR
AREA 927 SQ. FT.
(86.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 613 SQ. FT.
(56.9 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 247 SQ. FT.
(23.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1787 SQ. FT. (166.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Entrance hall	16'4 x 6'2
Cloakroom	6'3 x 2'6
Sitting room	15'7 x 10'2
Kitchen/dining room	23'9 x 14'2

FIRST FLOOR

Landing	
Bathroom	7'2 x 7'
Bedroom two	11'7 x 10'2
Bedroom three	11'7 x 9'2

SECOND FLOOR

Primary bedroom	15'2 x 13'3
Shower room	7'1 x 6'1

OUTBUILDING

Garage	19'8 x 15'4
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KEY FACTS

Modern townhouse
Convenient location
Constructed in 2019
Open-plan living
Garden, parking, double garage with office above

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric entral heating

APPLIANCES

AEG oven
AEG combo microwave
AEG induction hob
Neff fridge/freezer
AEG dishwasher
Hotpoint washing machine
Hotpoint tumble dryer

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.

£875,000



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