

# FLAT 6, LAVERSTOCK COURT



1

BEDROOM

1

BATHROOM

423

SQ FT

## £355,000 LOCAL MARKET, ST. PETER PORT

This immaculate top-floor apartment is situated in the heart of St. Peter Port, close to the Old Quarter, the Market, and many shops and restaurants. The property is located at the rear of a small complex and is accessed via a communal stairway to the second floor.

The accommodation comprises a hall with a utility cupboard, a bedroom with built-in wardrobes, a shower room, and a superb open-plan kitchen/dining/sitting room with a vaulted ceiling and access to a private lawned garden. There is also loft storage.

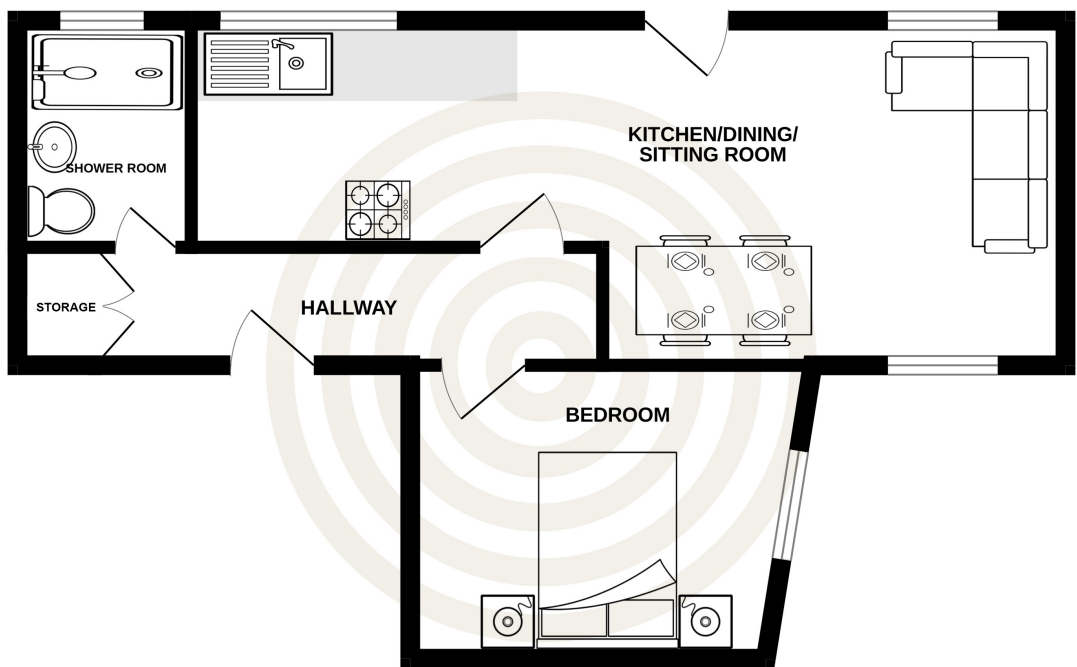
This convenient home is tucked away in a secluded spot, with the hustle and bustle of the town only a short stroll away. Internal viewing is highly recommended.



**LIVINGROOM**  
The Channel Island Estate Agent



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 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.  
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**SECOND FLOOR - COMMUNAL  
HALLWAY**

Hall	3'6 x 15'2
Bedroom	8'9 x 12'0
Shower room	6'9 x 5'2
Kitchen/dining/sitting room	10'4 x 26'2

**KEY FACTS**

Top floor apartment  
Situating in the heart of St Peter Port  
Close to the Old Quarter & Market  
Superb open plan living with vaulted ceiling  
Private garden  
On-street/residents parking in the vicinity

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Electric underfloor heating

**APPLIANCES**

Belling electric cooker with hob and extractor unit  
Samsung fridge freezer  
Hotpoint condenser dryer  
Bosch 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.

**£355,000**



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