

FLAT 4, WULFRUNA

SOLE AGENT



2

BEDROOMS

1

BATHROOM

£395,000 LOCAL MARKET, ST. PETER PORT

Apartment 4, Wulfruna is a smartly presented maisonette set on the first floor of the building and accessed by a well kept communal area. The property is conveniently located within close walking distance of central St. Peter Port and a stone's throw of Admiral Park and nearby schools. Set over two floors this spacious accommodation comprises entrance hall, kitchen, bathroom, large sitting/dining room and two generous double bedrooms. Accessed via stairs from the kitchen the property offers a good sized, easily maintained outdoor area. Good on-street and rental parking is available nearby. Internal viewing essential to appreciate all this maisonette has to offer.

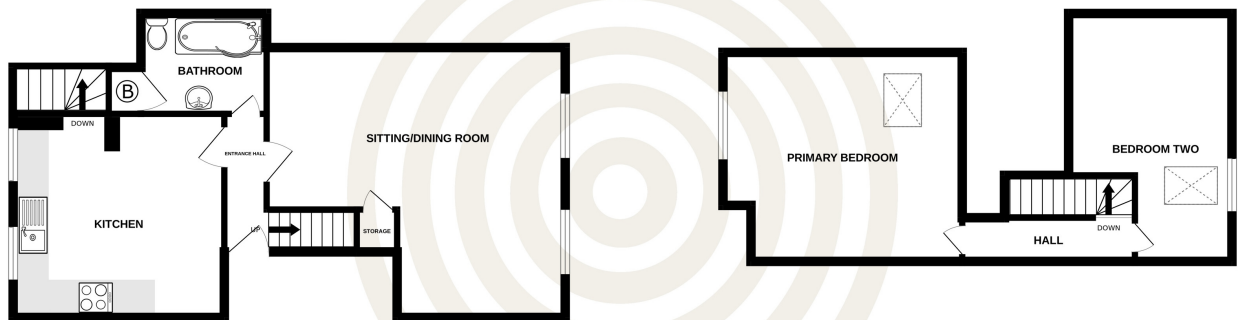


LIVINGROOM
The Channel Island Estate Agent



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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FIRST FLOOR

Kitchen	13'3 x 12'9
Sitting/dining room	18'8 x 16'9
Bathroom	8'9 x 6'10

SECOND FLOOR

Bedroom one	18'0 x 13'0
Bedroom two	16'10 x 14'4

KEY FACTS

Spacious Maisonette
Private easily maintained garden
Situated within close walking distance of St. Peter Port
Public parking nearby

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric central heating

APPLIANCES

Belling oven and hob
Extractor fan
Ariston fridge/freezer
Hotpoint fridge/freezer

INCLUSIONS

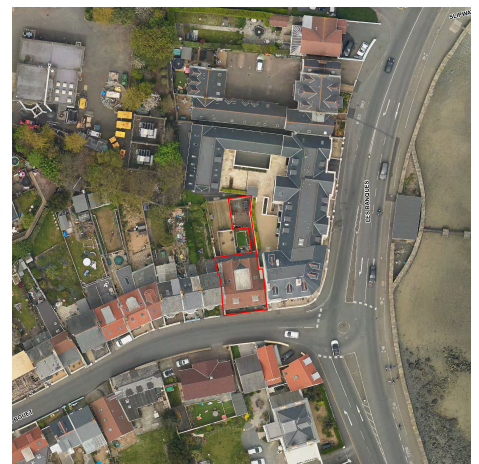
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

SCHOOL CATCHMENT

Amherst Primary
St Sampson's High School

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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