

11, CLIFTON HEIGHTS

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

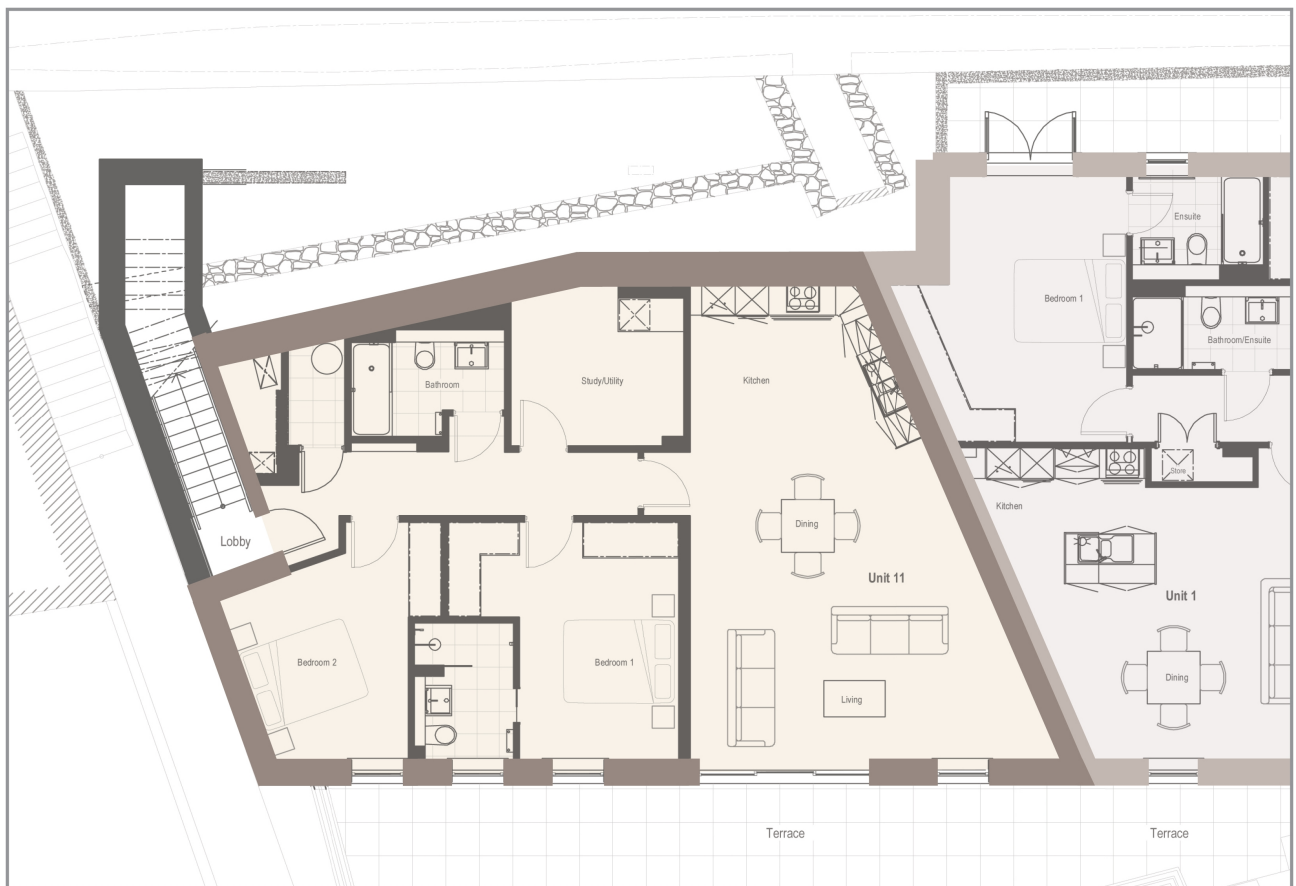
£2,300 LOCAL MARKET, ST. PETER PORT

Apartment 11, Clifton Heights is a stunning garden apartment within the prestigious Clifton Heights' development. Conveniently situated in Les Canichers in the heart of St. Peter Port, Clifton Heights offers luxury living. The accommodation comprises large hall, bathroom, generous storage/utility room, large contemporary kitchen/dining/sitting room, master bedroom with en-suite shower room and a further bedroom. This particular apartment boasts a large, private paved terrace and a designated underground car parking space. Available from mid-July on an unfurnished basis. One child considered at the discretion of the landlord. No pets or smokers.



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GROUND FLOOR

Communal entrance hall

Stairs down to:

LOWER LEVEL

Hallway

Kitchen/sitting/dining room 28'7 x 18'9

Primary bedroom 14'1 x 11'6

En-suite shower room 8'11 x 5'

Bedroom two 11'6 x 9'9

Bathroom 11'6 x 9'9

Storage room/utility 10'2 x 9'7

KEY FACTS

Available mid July 2024

Luxury two bedroom apartment

Situated in central St. Peter Port

Large paved private terrace

Secure underground parking for one vehicle

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor electric heating Air filtration system

APPLIANCES

Oven

Microwave

Halogen hob

Extractor

Dishwasher

Fridge/freezer

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.

£2,300



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