

# ORE KOSI

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,736**

SQ FT

## £1,225,000 LOCAL MARKET, ST. PETER PORT

This immaculate, contemporary townhouse is situated in an exclusive development on the western outskirts of St Peter Port, within walking distance to Cambridge Park. Constructed in 2022, the property has been finished to an exceptionally high standard throughout, featuring modern fixtures and fittings. The accommodation is arranged over three floors and comprises an entrance hall with storage, a decadent cloakroom, sitting room, utility room, and a well-appointed kitchen/dining room with large sliding doors opening onto the rear garden. The first floor offers two double bedrooms, both with built-in wardrobes, along with a modern family bathroom. Occupying the top floor is the primary bedroom, complemented by a stylish shower room. Externally, the south-facing enclosed rear garden has been thoughtfully planted to provide excellent privacy and includes a useful storage shed and a corner pergola, ideal for enjoying the afternoon sun. Adjoining the property is a carport providing further...



**LIVINGROOM**

The Channel Island Estate Agent





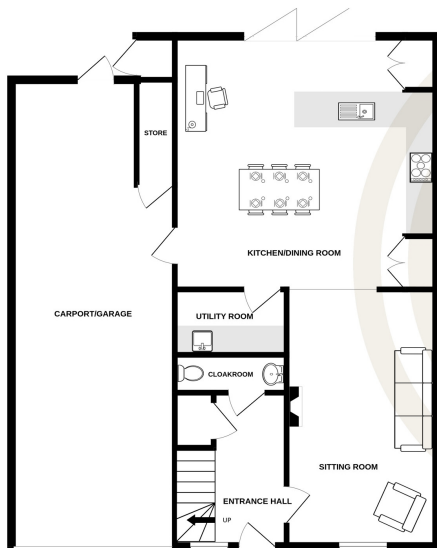




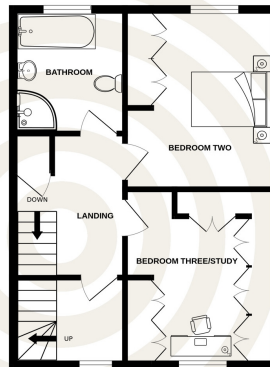


# FLOORPLAN ORE KOSI

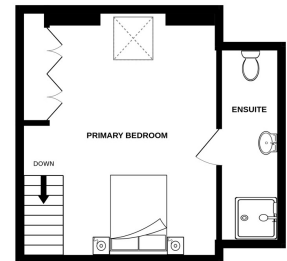
GROUND FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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.

Made with Metropix 62026

**GROUND FLOOR**

<b>Entrance hall</b>	10'7 x 7'9
<b>Cloakroom</b>	6'8 x 2'7
<b>Sitting room</b>	17'8 x 10'4
<b>Kitchen/dining room</b>	18'1 x 17'5
<b>Utility room</b>	6'8 x 4'6
<b>Car port/garage</b>	34'9 x 11'3

**FIRST FLOOR**

<b>Landing</b>	9'4 x 7'0
<b>Bedroom two</b>	12'5 x 10'6
<b>Bedroom three/study/dressing room</b>	12'1 x 10'6
<b>Family bathroom</b>	8'7 x 6'6

**SECOND FLOOR**

<b>Primary bedroom</b>	17'3 x 16'4
<b>En-suite</b>	13'8 x 3'6

**KEY FACTS**

Immaculate and contemporary semi-detached townhouse  
 Situated in an exclusive development in St Peter Port, close to Cambridge Park  
 Constructed in 2022 (Infinity Development)  
 Modern fixtures and fittings  
 Carport with storage and additional parking  
 South-facing, landscaped garden  
 Separate vegetable patch

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Electric central heating

**APPLIANCES**

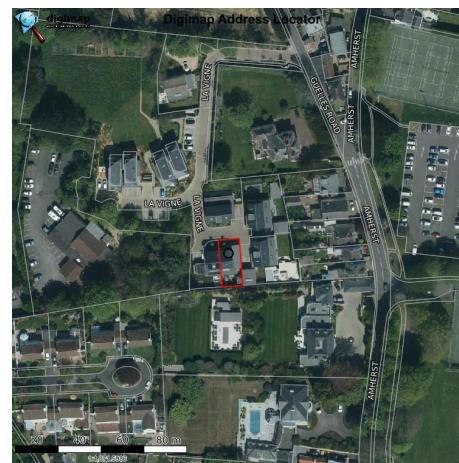
- Neff oven
- Neff combi oven
- 2 Neff fridges
- 2 Neff freezers
- Neff dishwasher
- Neff wine fridge (12 bottles)
- Neff induction hob and extractor unit
- Quooker hot tap (hot, cold & sparkling water)
- Neff washing machine
- Neff tumble dryer

**INCLUSIONS**

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

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.

**£1,225,000**



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