

FLAT 1, THE WHITE HOUSE

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

677

SQ FT

£525,000 LOCAL MARKET, ST. ANDREW

This modern ground-floor apartment is ideally situated in the parish of St Andrew, bordering St Peter Port, and enjoys a convenient location close to a wide range of amenities and regular bus routes. Fully renovated approximately four years ago, the property is exceptionally well-proportioned and presented in excellent condition throughout. Forming one of just two units, the apartment benefits from its own private entrance, leading into a generous hallway with useful utility cupboard. The accommodation comprises two spacious double bedrooms, one of which features an en-suite bathroom, together with a separate shower room. There is a stylish open-plan kitchen, sitting and dining room, which enjoys an abundance of natural light and features double doors opening onto a private, west-facing enclosed gravelled garden. To the front of the property is a further lawned garden, while the apartment also benefits from two allocated parking spaces, an additional visitor parking space and a...



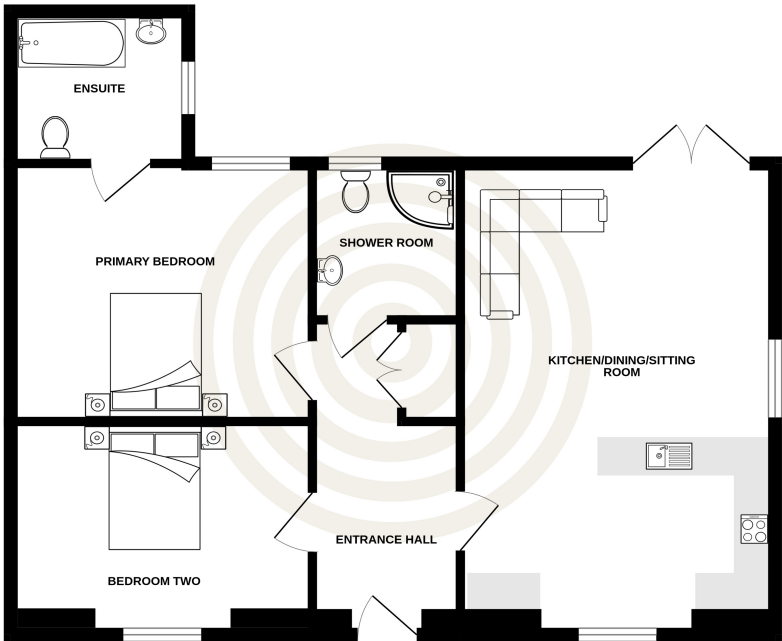
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
While 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 is given.

GROUND FLOOR

Entrance hall	12'2 x 6'3
Kitchen/sitting/dining room	20'0 x 13'3
Primary bedroom	12'9 x 10'11
En-suite bathroom	7'6 x 6'5
Bedroom two	12'9 x 10'7
Shower room	6'7 x 6'3

KEY FACTS

Modern, ground floor apartment
Conveniently situated on the St Andrew/St Peter Port border
Fully renovated a few years ago
Naturally light throughout
Two generously sized bedrooms
Private front and rear garden plus a storage shed
Parking for two vehicles and visitor space
Pets allowed

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Electric heating

APPLIANCES

Neff oven
Neff microwave oven
Neff fridge and freezer
Neff induction hob and extractor unit
Neff dishwasher
Hoover washing machine
Siemens tumble dryer

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed. Also to include a built-in wardrobe.

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.

£525,000



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