

FLAT 1, WOODFORD

SOLE AGENT
£2,300



2

BEDROOMS

1

BATHROOM

926

SQ FT

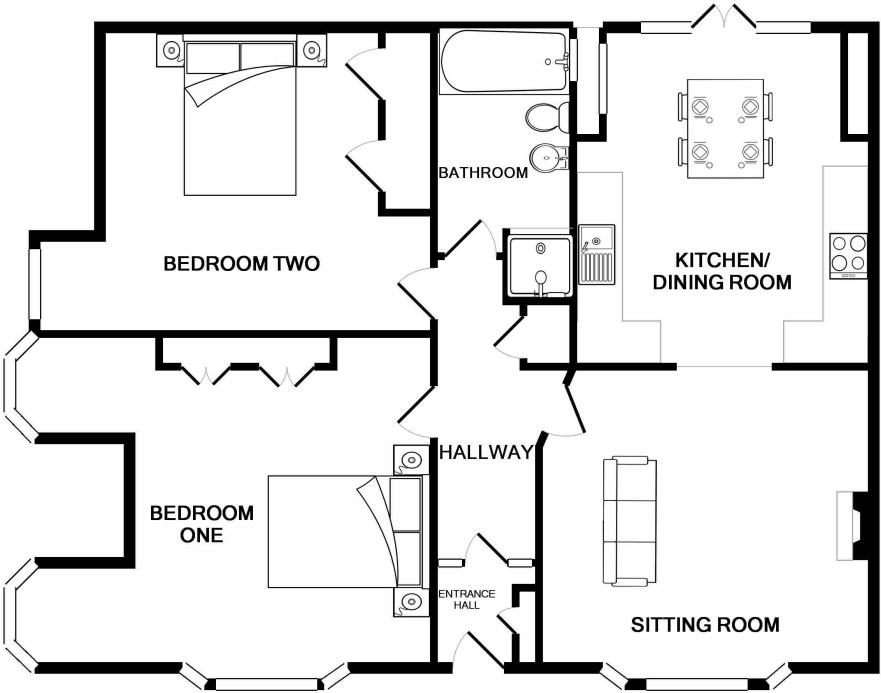
£2,300 OPEN MARKET, ST. PETER PORT

Part A - Flat 1, Woodford is a well-presented property located in a traditional building on the Western outskirts of St. Peter Port, within a short stroll of the local shops and amenities. The bright and spacious accommodation comprises entrance hall, two double bedrooms, bathroom, sitting room, and kitchen/dining room. Externally, double doors from the kitchen open out onto a lovely South-facing patio garden and, in addition, there is parking for one vehicle located at the side of the building. Available immediately on a furnished or unfurnished basis by negotiation. Children and pets may be permitted at the discretion of the landlord. No smokers.



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TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance hall	4'5 x 3'5
Hallway	12'11 x 4'5
Bedroom one	16'10 x 14'1
Bedroom two	16'10 x 12'1
Family bathroom	9'8 x 5'10
Sitting room	12'8 x 12'8
Kitchen/dining room	14'4 x 12'8

KEY FACTS

Available immediately
Spacious flat
Private South-facing patio
Parking for one vehicle

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Gas fired central heating

APPLIANCES

Neff oven
Neff microwave
Neff hob
Extractor fan
Firenze fridge
Freezer
Whirlpool dishwasher
Hotpoint washer/dryer

INCLUSIONS

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

SCHOOL CATCHMENT

Vauvert Primary
La Mare de Carteret 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.

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