

# VILLA FRANCA APT.5

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**£1,950 ST. PETER**

ENTITLED/LICENSED. Situated within easy reach of the local shops, beaches and restaurants at Beaumont/St Aubin and on the main cycle/bus route to St. Helier, this deceptively spacious first-floor apartment provides fantastic living space. A sizeable entrance hall with storage leads to a fitted kitchen/breakfast room and sitting/dining room with access to a private balcony. Both bedrooms are of generous proportions, the primary bedroom with En-suite (walk-in shower) and a house bathroom. Externally, there are two designated parking spaces along with visitor spaces. Available mid June. Regret is not suitable for pets. Long-term lease preferred. Viewing is essential.



**LIVINGROOM**  
The Channel Island Estate Agent









<b>Entrance hall</b>	19'10 x 3'1
<b>Sitting/dining room</b>	19'9 x 14'4
<b>Kitchen/breakfast room</b>	13'3 x 8'4
<b>Master bedroom</b>	14'5 x 13'8
<b>En-suite bathroom</b>	7'11 x 5'8
<b>Bedroom two</b>	13'3 x 12'10
<b>House bathroom</b>	7'5 x 7'1

#### KEY FACTS

Ideally situated for local shops, beach and St Aubin  
First floor  
Newly redecorated and recarpeted  
Two generously proportioned bedrooms  
Two bathrooms  
Private balcony  
Two designated parking spaces plus visitors  
Long term lease preferred  
Available mid June  
Qualified/licensed

#### SERVICES

Mains water and drainage

#### HEATING

Electric heating throughout

#### APPLIANCES

Cooke & Lewis oven  
Cooke & Lewis hob and extractor  
Integrated fridge/freezer

#### INCLUSIONS

To include all floor coverings, appliances and white goods as listed within the inventory/condition report

#### SCHOOL CATCHMENT

St Peter  
Les Quennevais

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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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