

# FLAT 1, BEAUMONT

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**953**

SQ FT

**4.4%**

YIELD

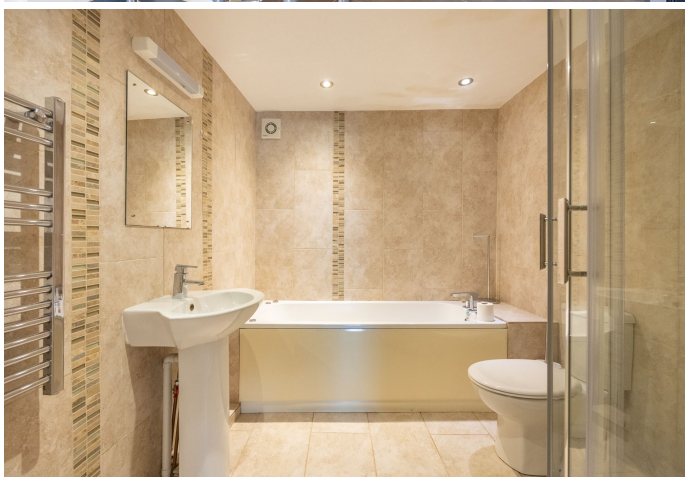
## POA LOCAL MARKET, ST. PETER PORT

This superb, ground floor apartment is situated on the outer edge of St Peter Port, yet still within easy commute distance to shops, amenities and the Princess Elizabeth Hospital. The property is one of two units, and has the added benefit of two parking spaces. The accommodation comprises a communal entrance, hallway with storage cupboards, double bedroom with en-suite bathroom, shower room, a further double bedroom, fully fitted, kitchen/dining room and a generous sitting room with doors out to a private, lawned garden complete with a decked seating area and storage shed. Renovated and extended in past years, as well as benefiting from a high level of soundproofing, the apartment offers easy, lateral living in a convenient location. Internal viewing highly recommended.



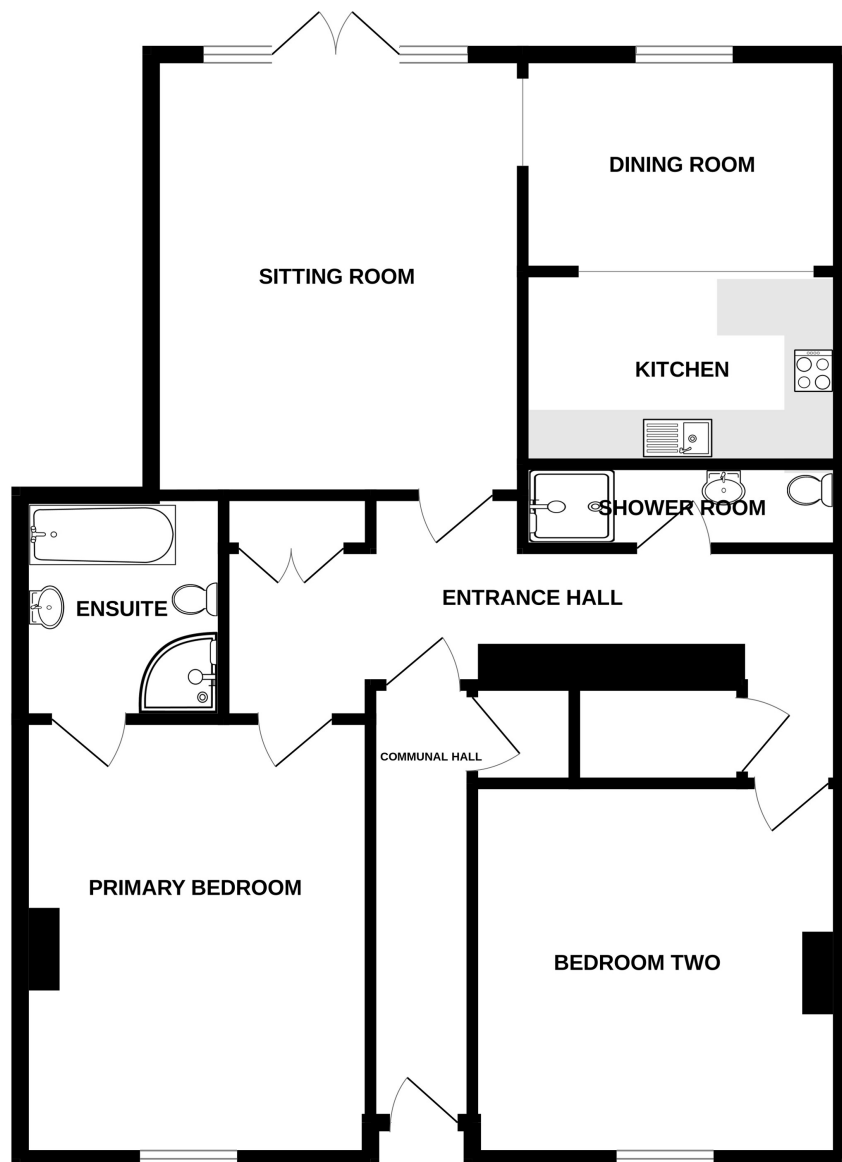
**LIVINGROOM**

The Channel Island Estate Agent





GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Entrance hall	7'7 x 7'0
Primary bedroom	14'11 x 11'10
En-suite bathroom	7'7 x 6'11
Bedroom two	12'6 x 11'6
Shower room	10'7 x 2'9
Sitting room	14'11 x 12'7
Kitchen/dining room	13'6 x 10'10

## KEY FACTS

Ground floor apartment  
Convenient location near to the Hospital  
Good order throughout  
Renovated in past years with a high level of sound-proofing  
Parking for two vehicles  
Private, enclosed rear garden with shed

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Gas central heating and underfloor heating in sitting room and kitchen

## APPLIANCES

AEG double oven  
Hotpoint hob and extractor unit  
Indesit dishwasher  
Hotpoint washing machine

## 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

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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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## POA



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