

FLAT 4, 34 FOUNTAIN STREET

SOLE AGENT



1

BEDROOM

1

BATHROOM

POA LOCAL MARKET, ST. PETER PORT

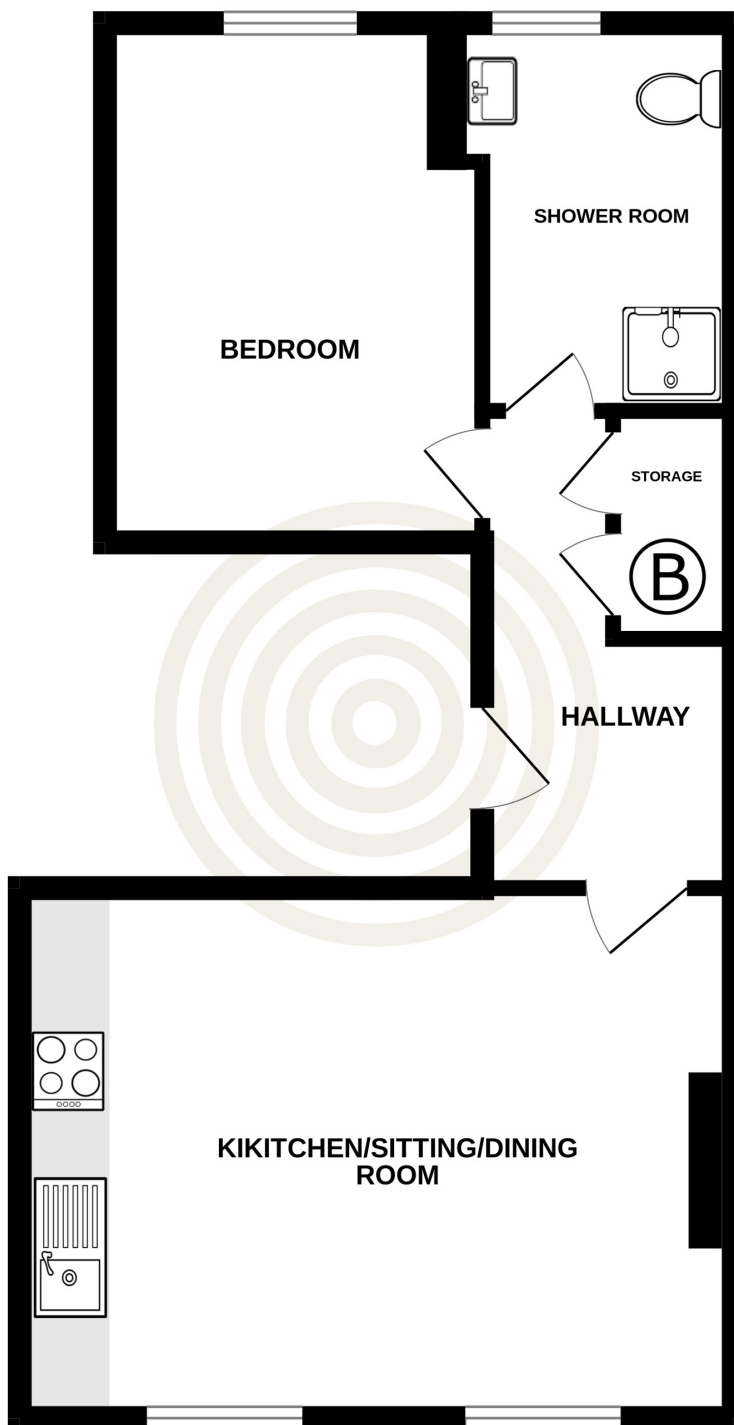
This stylish, second-floor apartment is situated in the heart of St Peter Port, opposite the Market and within easy walking distance of the High Street and nearby restaurants. Forming part of a fully renovated building, the property comprises a communal entrance, hallway with airing cupboard, brand new shower room and an open-plan kitchen/sitting/dining room. There is also the added bonus of sole access to a terrace with a store room which has electric. A superb first time buyers property or an ideal investment.



LIVINGROOM
The Channel Island Estate Agent



SECOND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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.

COMMUNAL ENTRANCE SECOND FLOOR

Hall	11'9 x 6'3
Bedroom	12'10 x 9'4
Shower Room	9'7 x 6'9
Kitchen/Sitting/Dining Room	13'1 x 17'8

STORE ROOM

KEY FACTS

Stylish, second floor apartment
Fully renovated building
Located opposite the Market and close to the High Street.
Brand new shower room and kitchen
Outdoor space with store room

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor electric heating

APPLIANCES

Cooke & Lewis oven
Zanussi hob
Extractor unit
Neue fridge

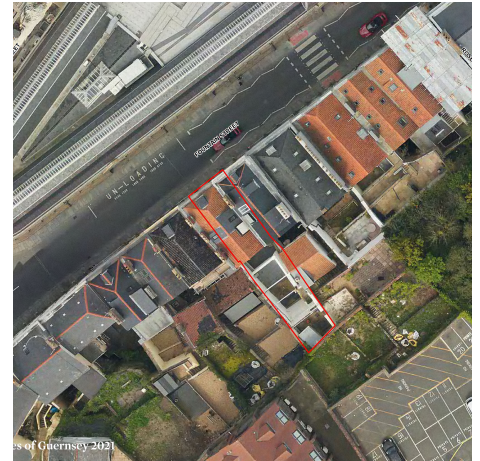
N.B. THE BUILDING IS LISTED

INCLUSIONS

To include all carpets and fitted flooring, light fittings and appliances as listed.

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.

POA



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