

8 BELVEDERE

SOLE AGENT



3

BEDROOMS

3

BATHROOMS

£2,800 ST. SAVIOUR

ENTITLED/LICENSED. Livingroom is delighted to introduce this beautifully presented three-bedroom, three-bathroom townhouse located in the exclusive Belvedere development. The accommodation is arranged over three floors with the third bedroom, shower room and utility on the ground floor, a fitted kitchen and a central living area on the first floor with access to a private balcony. On the top floor are two double bedrooms, including a primary bedroom en-suite and house bathroom. There's integral access to a single garage, additional parking and a secure, easy-to-manage garden. It is located within easy reach of all major primary and secondary schools and within walking distance of the local supermarket and pub/restaurant. This property not only provides a fantastic home life but also a well-rounded lifestyle. Available March.



LIVINGROOM
The Channel Island Estate Agent

















GROUND FLOOR

| | |
|---------------|------------|
| Hallway | 24'6 x 6'6 |
| Utility room | 8'3 x 6'3 |
| Bedroom three | 10'3 x 9'6 |
| Shower room | 9'6 x 4'2 |
| Garage | |

FIRST FLOOR

| | |
|---------------------|-------------|
| Kitchen | 11'5 x 10'7 |
| Sitting/dining room | 18'8 x 18'3 |

SECOND FLOOR

| | |
|-----------------|-------------|
| House bathroom | 8'4 x 7'0 |
| Bedroom | 13'2 x 11'6 |
| Primary bedroom | 14'4 x 11'4 |
| En-suite | 9'6 x 7'8 |

KEY FACTS

Located near all major schools and within walking distance of a local supermarket and restaurant

Within a prestigious modern development

Immaculately presented

Configured over three floors

Private balcony and secure garden

Integral access and allocated parking

Available March

Pets considered

ENTITLED/LICENSED

SERVICES

Mains water and drainage

HEATING

Electric heating

APPLIANCES

Siemens fridge/freezer

Hotpoint dishwasher

Siemens Oven and Microwave

Siemens Hob

INCLUSIONS

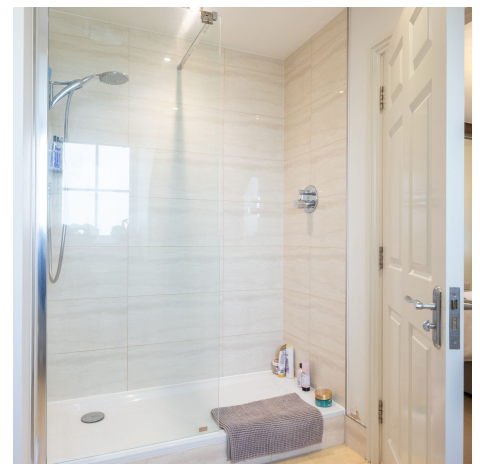
To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

St Saviour
Grainville

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.

£2,800



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