# 2 BELVEDERE

**SOLE AGENT** 



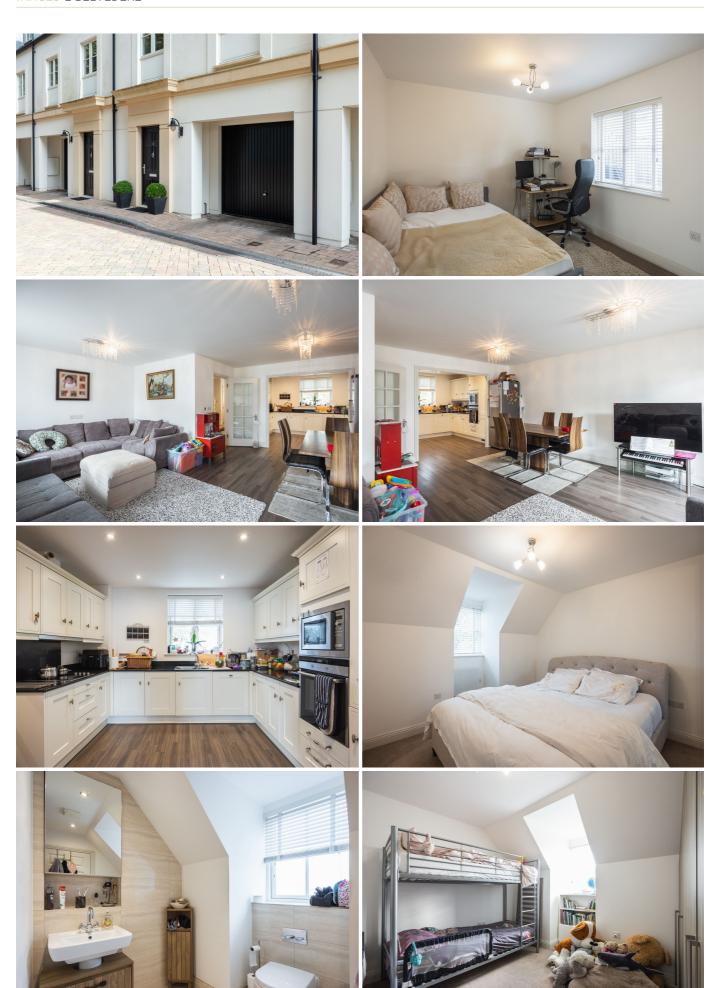
**3**BEDROOMS

**3**BATHROOMS

# £2,950 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/large office, 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 both with fitted wardrobes, 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.











GROUND FLOOR	
Entrance hall	24'1 x 6'8
Shower room	9'6 x 4'2
Bedroom three	10'4 x 9'7
Utility room	8′1 x 6′4
FIRST FLOOR	
Sitting/dining room	18'8 x 18'4
Kitchen	11'9 x 10'10
SECOND FLOOR	
Primary bedroom	14′8 x 11′4
En-suite	9′8 x 7′10
House bathroom	8′5 x 6′11
Bedroom	13′1 x 11′5

#### **KEY FACTS**

Three double bedrooms (one en-suite)
Close to local amenities at Five oaks
Short drive to St. Helier
Configured over three floors
Integral garage plus parking for one plus visitor spaces

Secure low maintenance garden

Available March Longer lease preferred Not suitable for dogs

ENTITLED/LICENSED

#### **SERVICES**

Mains drains and water

## **HEATING**

Under floor and panel electric heating

## **APPLIANCES**

Siemans oven/hob Siemans microwave Bosch dishwasher Fridge/freezer Washer/dryer

## **INCLUSIONS**

As per inventory

## 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.

£2,950

