

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.



LIVINGROOM
The Channel Island Estate Agent





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 February
Longer lease preferred
Not suitable for dogs
ENTITLED/LICENSED

SERVICES

Mains drains and water

HEATING

Under floor and panel electric heating

APPLIANCES

Siemens oven/hob
Siemens 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



LIVINGROOM

The Channel Island Estate Agent