

# 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 March  
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

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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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