

SOLE
AGENT

1, Merriman Court

Le Foulon | St Peter Port | GY11YY

1 Merriman Court is situated in a quiet, modern development on the outskirts of St Peter Port. Built around a south facing communal garden, the property is finished to a high standard throughout and benefits from an outside area and parking for two cars. Accommodation comprises entrance hall, open plan kitchen/lounge/diner, two bedrooms and a shower room. Suitable for a professional couple. Regret no smokers or pets. Older child may be considered. Available from 1st June.

2 BEDROOMS

1 BATHROOM

1 RECEPTION

£2,100 pcm

Shields
& Rutland

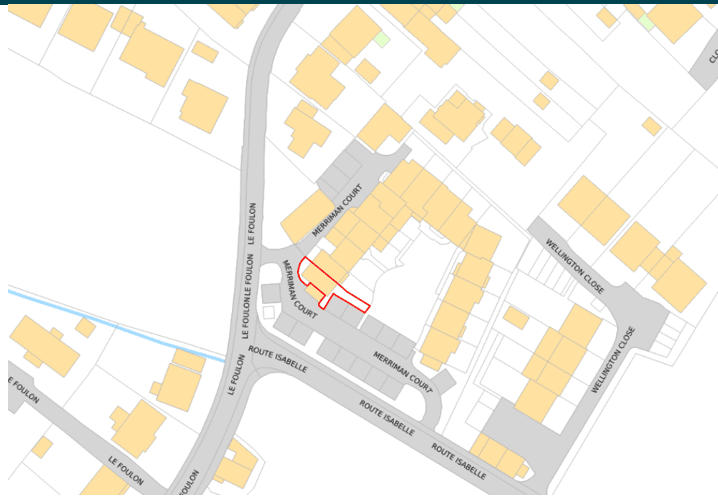
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

2.42m x 1.18m (7' 11" x 3' 10")

WC

1.32m x 1.18m (4' 4" x 3' 10")

Kitchen/Lounge/Diner

6.49m x 4.00m (21' 4" x 13' 1")

First Floor Landing

2.08m x 1.95m (6' 10" x 6' 5")

Bedroom 1

3.83m x 3.46m (12' 7" x 11' 4")

Bedroom 2

3.83m x 2.33m (12' 7" x 7' 8")

Shower Room

1.94m x 1.82m (6' 4" x 6' 0")

Parking

There are two allocated parking spaces.

Garden

There is a outside area and use of the communal garden.

PRICE INCLUDES

Blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Modern development
- Communal garden
- Amenities close by
- Parking for 2 cars

SERVICES

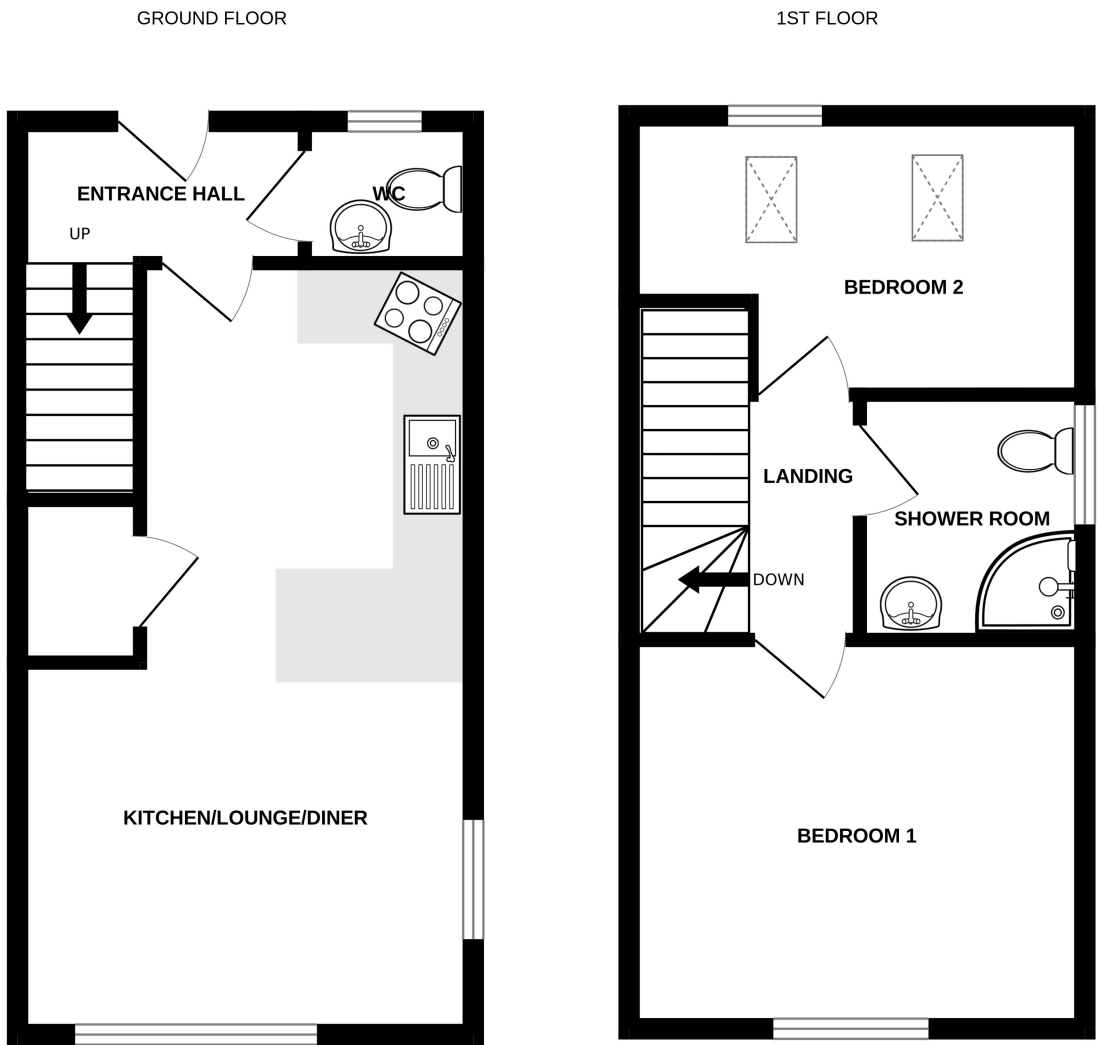
Mains water, electricity and drainage.

APPLIANCES INCLUDED

- Neff hob
- Neff oven
- Neff extractor fan
- Hotpoint washing machine
- Hotpoint fridge/freezer

SCHOOL CATCHMENT

La Mare de Carteret High School



1 MERRIMAN COURT

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.
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