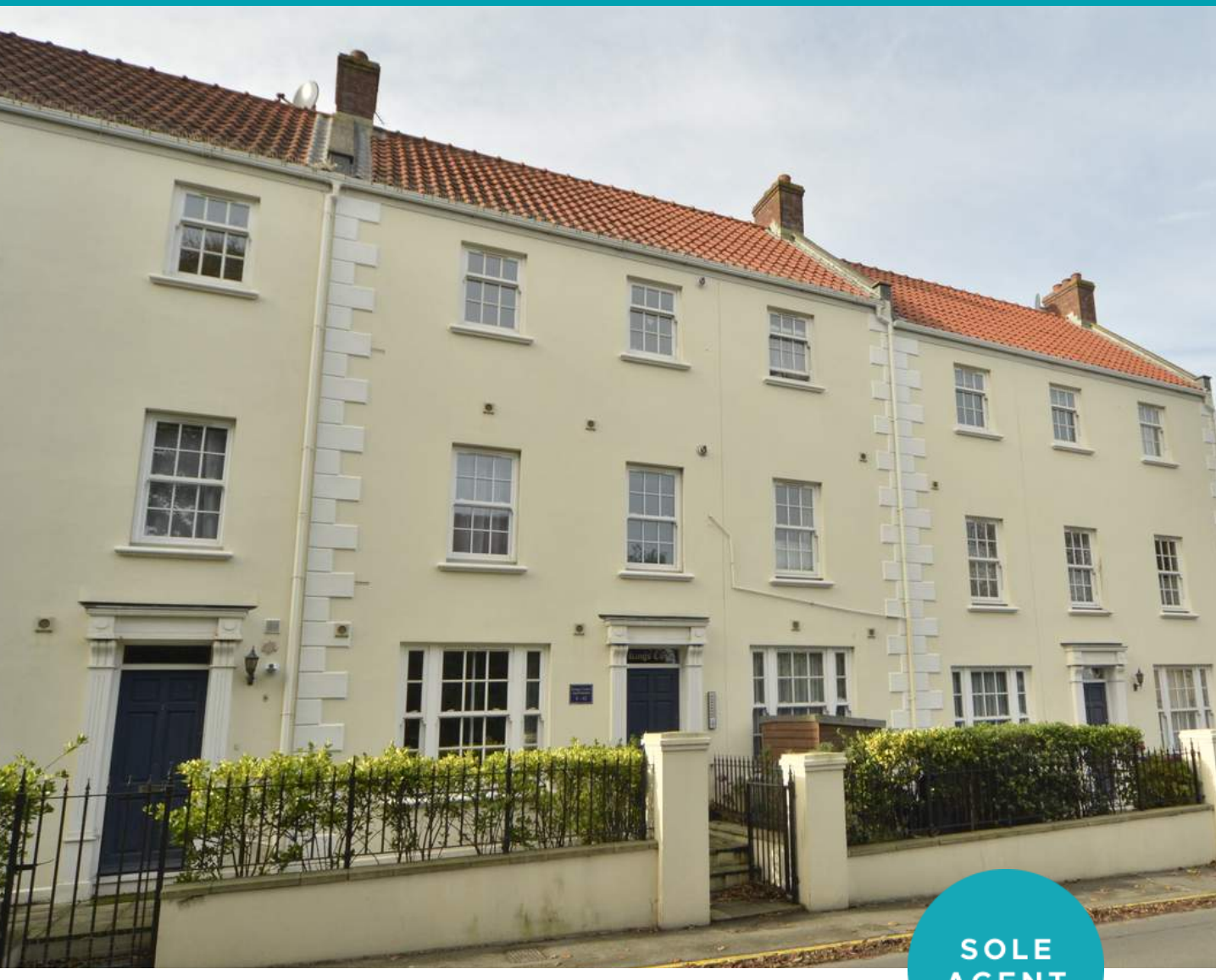


SOLE AGENT

11 Kings Court

Ville Au Roi | St Peter Port |

This top floor apartment is situated within a small development, conveniently located on the outskirts of St Peter Port and with the St Martin village centre in walking distance. The property is immaculately presented with the accommodation set over two floors. Accommodation comprises lounge/diner, kitchen, double bedroom, bathroom, study area and a large attic room (accessed via a permanent, space-saver staircase). Externally there is a communal garden and parking for one car. This is an ideal property for both first time buyers and those looking for a buy-to-let.

1 BEDROOM

1 BATHROOM

1 RECEPTION

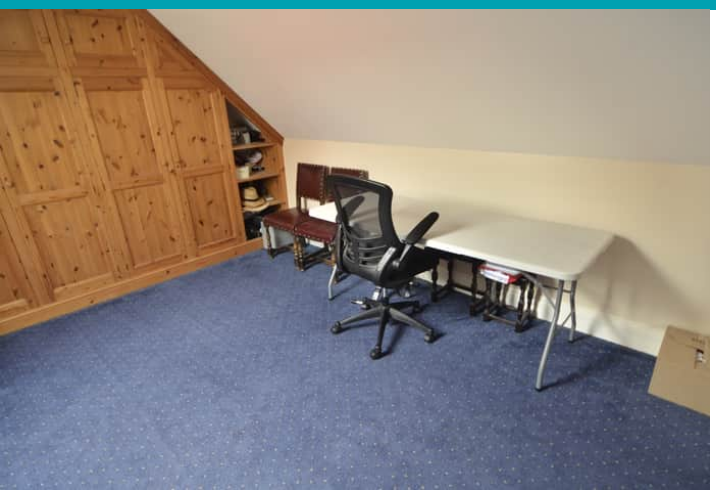
£395,000

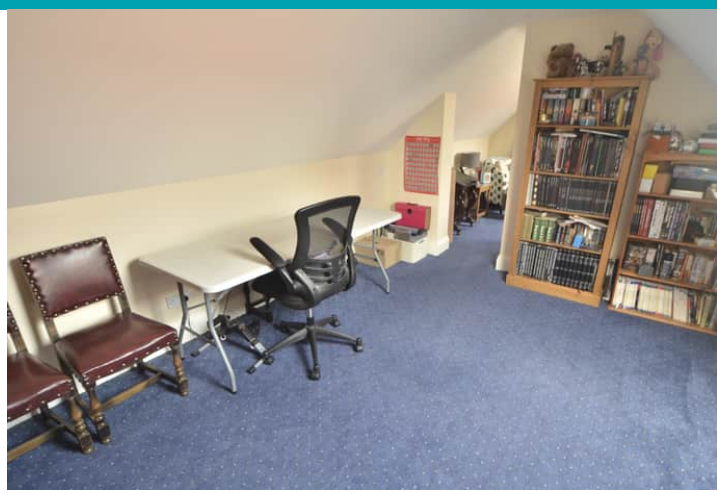
Shields & Rutland

OPENING DOORS SINCE 1993

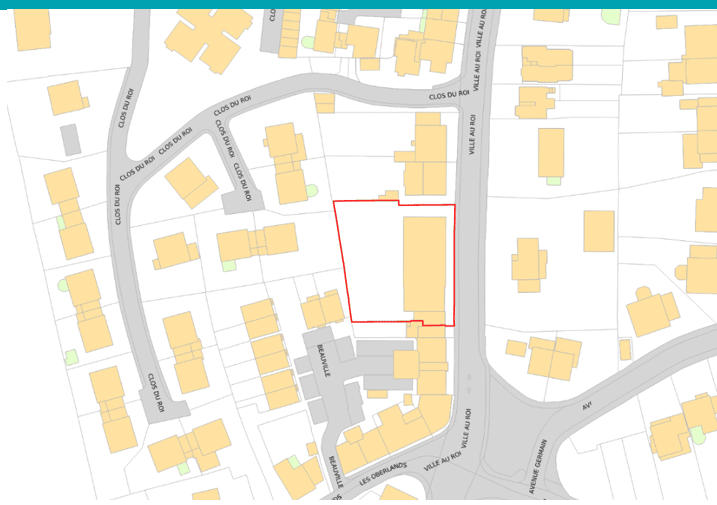
PHOTOS

PHOTOS





SPECIFICATIONS



Entrance Porch
4' x 3' 3" (1.22m x 1.00m)

Entrance Hall
10' 1" x 4' (3.08m x 1.23m)

Lounge/diner
17' x 11' 2" (5.17m x 3.40m)

Kitchen
8' 5" x 7' 5" (2.56m x 2.25m)

Bedroom
13' 9" x 9' 6" (4.20m x 2.90m)

Bathroom
8' 8" x 5' 8" (2.63m x 1.72m)

Attic Room
15' 5" x 11' (4.70m x 3.35m)

Study
11' x 9' 7" (3.35m x 2.91m)

Communal Garden
The communal garden is raised from the parking area level and has the benefit of a couple of picnic benches.

Parking
There is an allocated parking space numbered 11.

PRICE INCLUDES
Curtains, carpets and light fittings

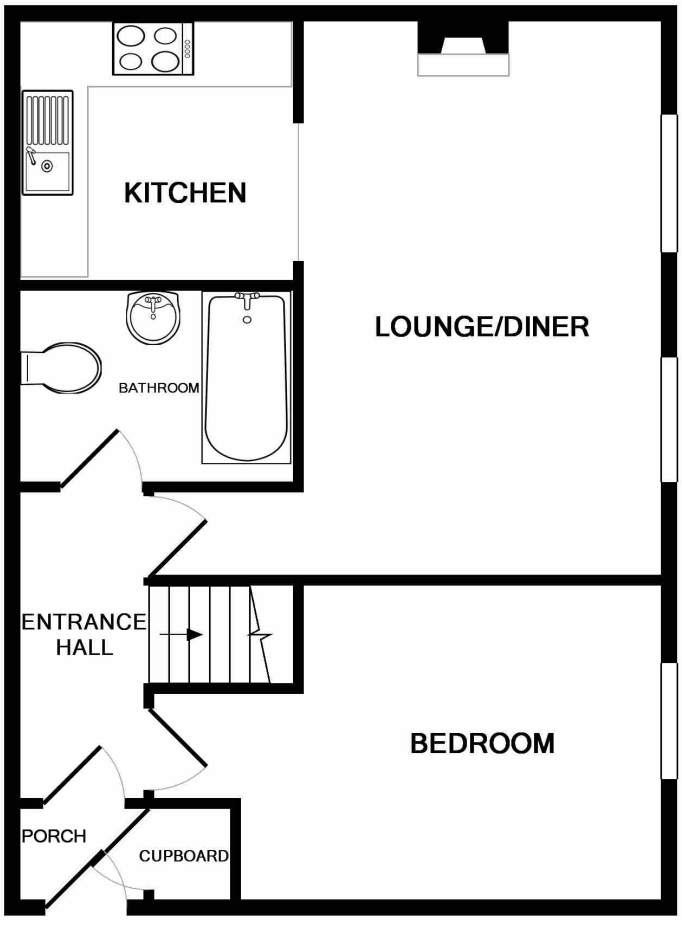
SPECIAL FEATURES
- Sound proofed
- Double glazing
- Excellent storage
- Communal garden

SERVICES
Mains water, electricity and drainage. Gas central heating.

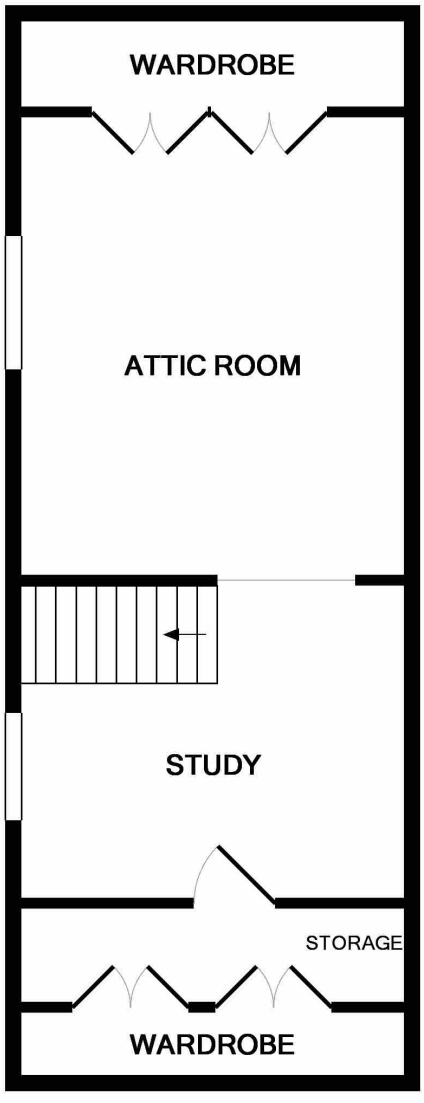
APPLIANCES INCLUDED
Electric oven with four-ring hob
Extractor fan
Hotpoint washing machine
Integrated fridge/freezer

SCHOOL CATCHMENT
Vauvert Primary School
La Mare de Carteret High School

FLOORPLAN



GROUND FLOOR



1ST FLOOR

KINGS COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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