

LOCAL MARKET FOR SALE

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Est 1879

LOVELLS



## 6 Merriman Court

### £545,000

Le Foulon, St. Peter Port, GY1 1YY  
Perry's Guide Ref: 16 C5

- Brand new development
- Outskirts of St. Peter Port
- Allocated parking 8&9
- Character features
- Outdoor space
- Close to amenities

 **02**  
BEDROOM(S)

 **01**  
BATHROOM(S)

 **02**  
PARKING

# 6 Merriman Court

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Merriman Court is a stunning new development on the outskirts of St. Peter Port within close proximity to Kings Club, Waitrose and St. Pierre Park. Beautifully designed around a South-facing landscaped garden, Merriman Court has been carefully designed to provide 16 houses, all finished to very high standard and with an individual character of it's own. Each with a private outdoor space, share of communal grounds and two parking spaces. The accommodation comprises of two double bedrooms, shower room and an additional third floor attic storage space/office, ground floor offers spacious open-plan kitchen/dining/sitting room and a cloakroom. Viewings are highly recommended.



### Directions

Travelling down Route Isabelle towards Le Foulon, Merriman Court is the new development on the right hand side before the yellow line at the junction with Le Foulon.

### Fittings

All fitted flooring, the curtains, blinds, light fittings and the kitchen appliances as fitted.

### Services

Mains electricity water and drainage.  
Electric central heating.

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### Possession

By arrangement.

### Viewing

Strictly by appointment with Lovell & Partners.

### Further information

If you would like any further information or wish to view the property please contact us on 01481 723636.

### Opening Hours

Monday to Friday: 8.45am to 5.00pm  
Saturdays and out of hours by prior arrangement



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