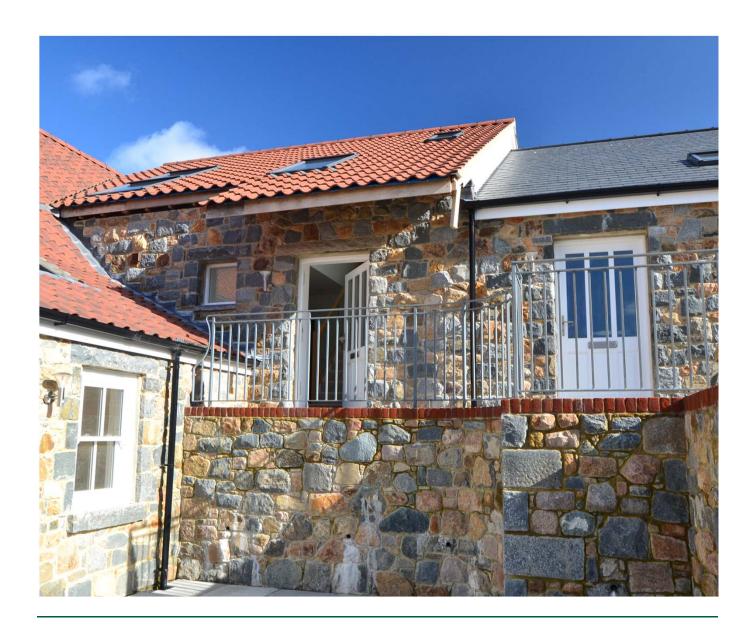
### LOCAL MARKET FOR SALE

W: lovellsproperty.com T: 723630





# 9 Merriman Court £485,000

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

- Brand new development
- Outskirts of St. Peter Port
- Allocated parking 26&27
- · Character features
- Outdoor space
- · Close to amenities





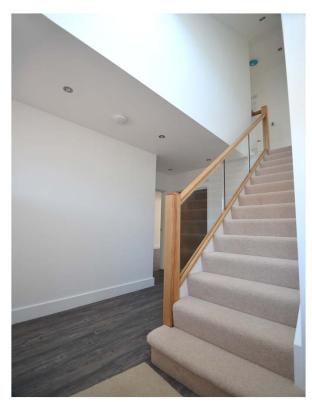






## 9 Merriman Court £485,000

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, large kitchen open to the sitting/dining room with patio doors to the garden, a shower room, a bathroom and a storage room.





#### **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.

#### **Fittings**

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

#### **Services**

Mains electricity water and drainage.

#### **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





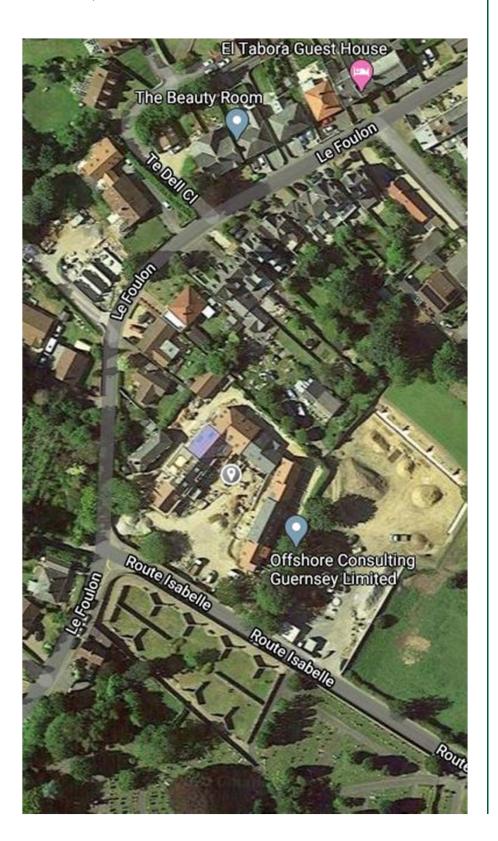








### 9 Merriman Court £485,000



#### **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.

#### Opening hours

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



EST. 1879