

LOCAL MARKET FOR SALE

W: [lovellsproperty.com](https://www.lovellsproperty.com) T: 723630

Est 1879

LOVELLS



## 10 Merriman Court £475,000

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

- Brand new development
- Outskirts of St. Peter Port
- Allocated parking 24&25
- Character features
- Outdoor space
- Close to amenities

 **02**  
BEDROOM(S)

 **02**  
BATHROOM(S)

 **02**  
PARKING

# 10 Merriman Court

## £475,000

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, a kitchen open to the sitting/dining room, two shower rooms and a store 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.

### 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





# 10 Merriman Court

## £475,000



### 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

DISCLAIMER Lovell and Partners Ltd for themselves and for the vendors or lessors of this property whose agents are, give notice that these particulars are for a guidance only, and do not form part of any offer or contract, nor can their accuracy be relied upon by third parties who should verify all information for themselves through inspection or otherwise. Neither Lovell and Partners Ltd nor any person in their employment has authority to make or give any warranty or representation in respect of this property.

EST. 1879

