



# 12 Reef House

Havelet Waters, St Peter Port

£2,400pm

LOCAL MARKET RENTAL

SOLE AGENT

Stunning first floor apartment boasting panoramic Castle Cornet, sea and offshore island views.

Forming part of a luxury seafront development ideal for Town, this low maintenance property offers secure underground parking, useful store room and lift access.

School catchment: Vauvert Primary and Mare de Carteret High.

## Key facts



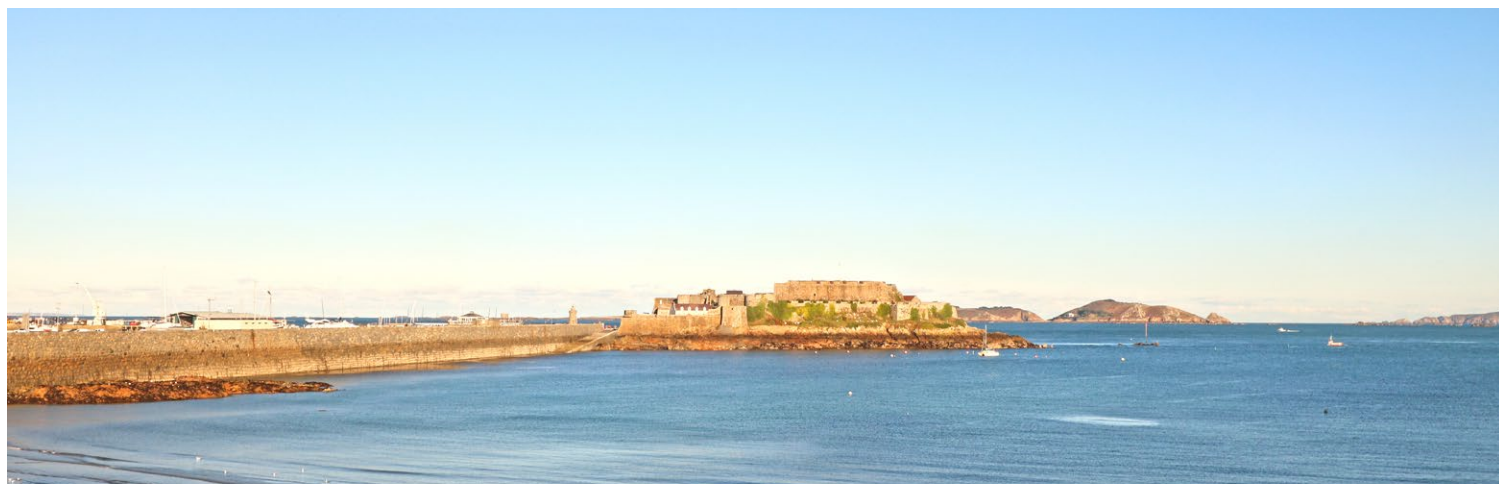
- Stunning first floor apartment
- Panoramic sea and island views
- Parking, store room and lift access
- Regret no smokers, sharers or pets
- Available 1st March 2023

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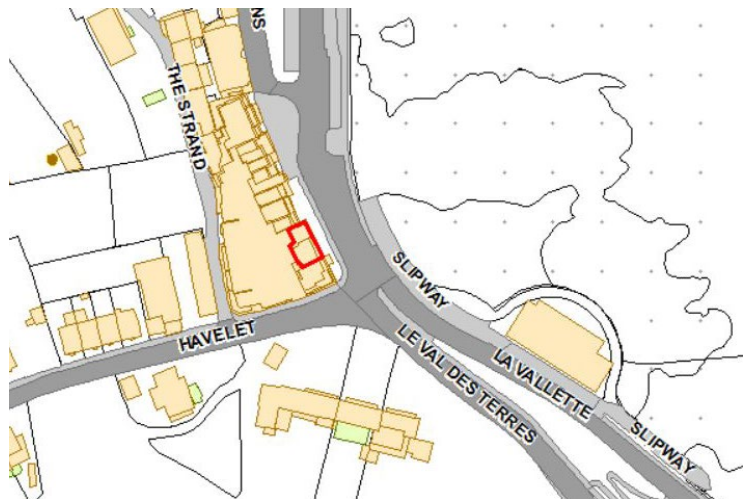


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GUERNSEY'S ESTATE AGENT

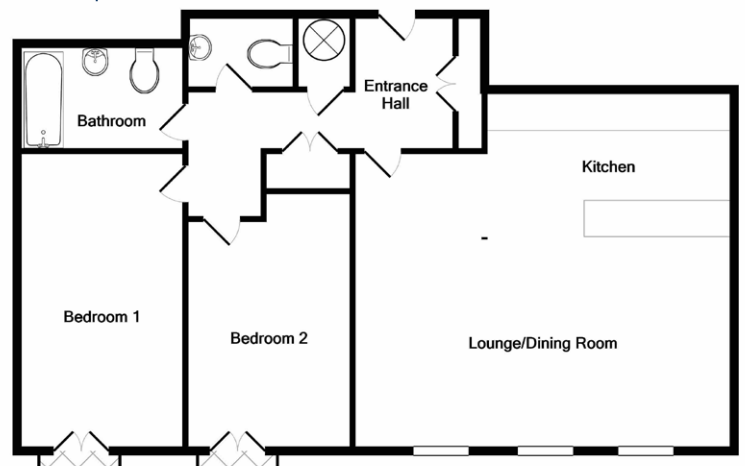






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### Floorplan



## Kitchen/living room

Kitchen area 13'7 x 8'2 (4.2m x 2.5m)

Fitted with a range of smart dark wood floor and wall units with Silestone worksurfaces incorporating Blanco stainless steel sink with mixer tap. Stunning Castle Cornet, sea and island views.

## Lounge /dining area

20'6 x 11'4 (6.3m x 3.5m)

Stunning Castle Cornet, sea and island views. Engineered oak flooring.

### APPLIANCES

- Siemens oven
- Siemens induction hob
- Siemens extractor fan
- Siemens fridge and freezer
- Siemens dishwasher
- Hotpoint washer/dryer

## Bedroom 1

16' x 9'1 (4.9m x 2.8m)

Castle Cornet, sea and island views.

## Bedroom 2

12'7 x 9'1 (3.9m x 2.8m)

Castle Cornet, sea and island views.

## Bathroom

Luxury three piece suite comprising bath, wash hand basin and wc. Fully tiled walls and floor.

## EXTERIOR

Underground parking and individual storage unit.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, main drainage, electric underfloor central heating, uPVC double glazing.

**Finding the property:** Havelet Waters development is located at the bottom of Val des Terres on the left the parking area is situated up The Strand on the right.

**Perry's ref:** 25 G2

**TRP:** TBC

## LEASE

**Term:** 2 year minimum

**Rent:** £2,400 per month

**Deposit:** Equivalent of 1½ month's rent

**Available:** 1st March 2023

**Restrictions:** Regret no pets, sharers or smokers.

**Additional costs:** Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions.

**Personal References:** From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

**Confirmation of affordability:** We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

**Proof of identity:** Copy or sight of passport or driver's licence and last three utilities bills.

**Housing licence (if applicable):** Proof that a housing licence has been granted stating the specified TRP. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

## CONTACT OUR RENTALS TEAM



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