2 St Cecilia Court

£1,300pm

Collings Road, St Peter Port GY1 1GB

LOCAL MARKET RENTAL | SOLE AGENT

This ground floor apartment has been freshly redecorated throughout and comprises an attractive contemporary kitchen with living room, double bedroom with fitted wardrobes and a bathroom with three piece suite.

Externally there is a south facing private courtyard enclosed by timber fencing and allocated parking for one car. Situated a short stroll from Beau Sejour Leisure Centre and the financial and business centre of St Peter Port this lovely low maintenance home is worthy of closer inspection.

Key facts

1 1 1

- Recently refurbished
- Sunny patio and parking
- Located on the outskirts of town
- Available immediately
- Regret no pets, smokers or sharers

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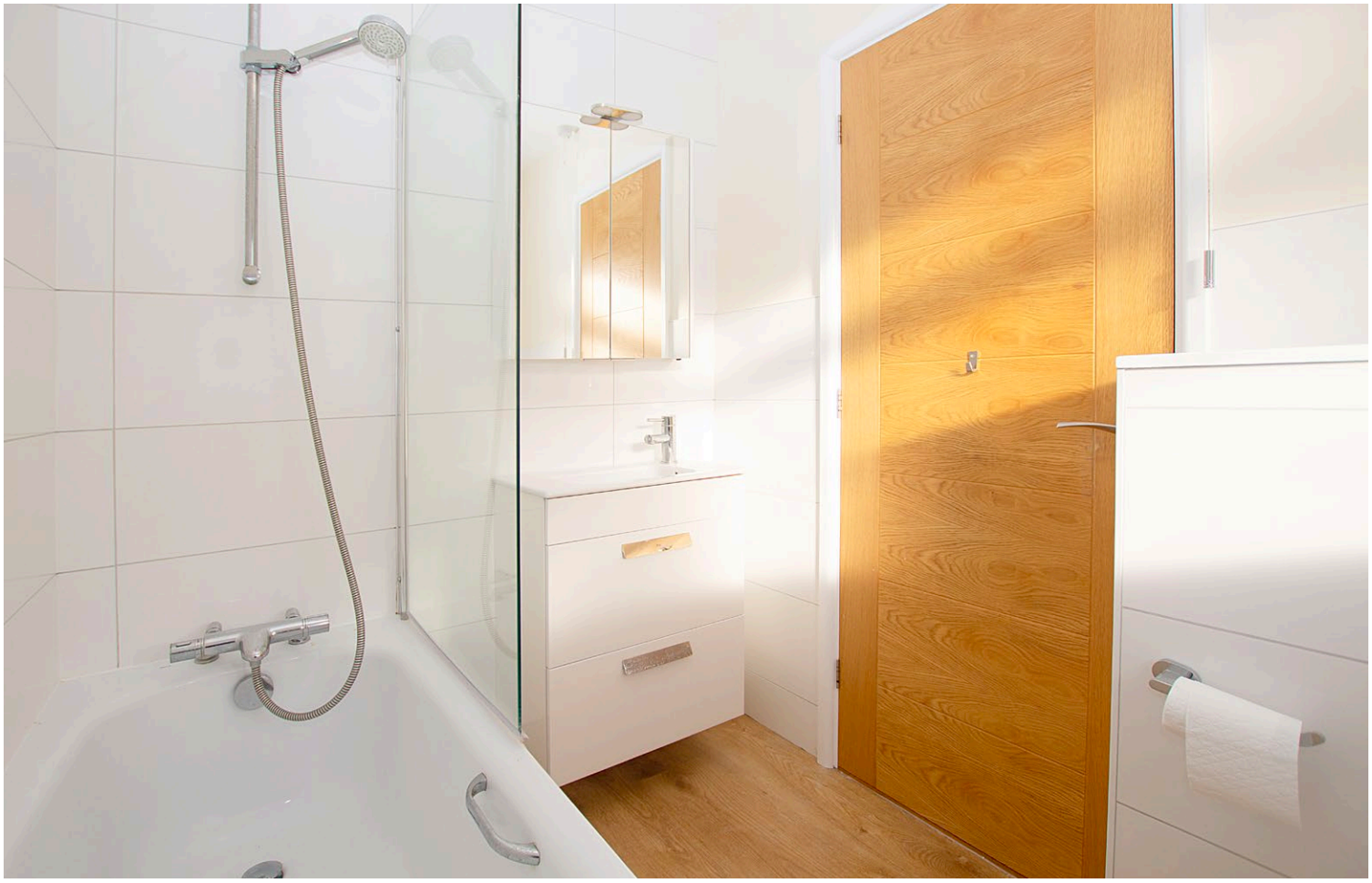
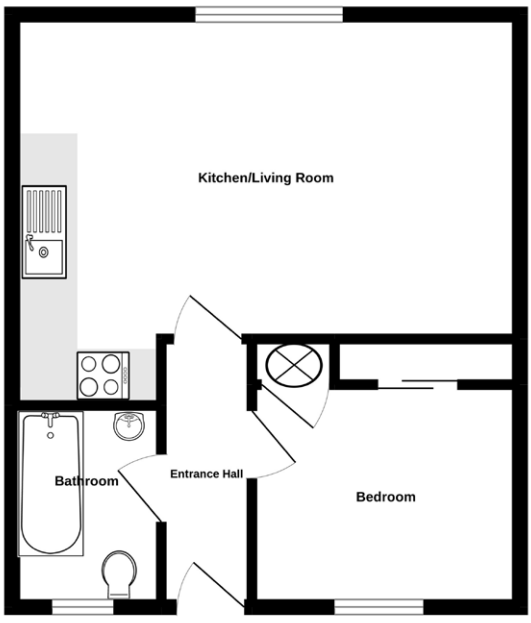


Floorplans

GROUND FLOOR



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Entrance hall

Living room/Kitchen

17' narrowing to 12' x 15'4 (5.2m, 3.7m x 4.7m)

APPLIANCES

Zanussi hob, Zanussi oven, Zanussi microwave, Zanussi washer/dryer, Zanussi dishwasher, extractor fan and Whirlpool fridge/freezer.

Bedroom

9'10 x 9'9 (3m x 3m)

Bathroom

7' x 5'5 (2.1m x 1.7m)

EXTERIOR

There is allocated parking for one car numbered "2" along with further visitor parking. The property also benefits from an enclosed patio area.

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

Services: Mains electricity, water and drainage, electric heating, uPVC double glazing.

Finding the property: Travelling west along Collings Road the entrance to St Cecilia Court is approximately 120m from the traffic lights on the right hand side of the road just after the Island Dog Training Club.

Perry's ref: 2 C/D2

what3words: picked.chevrons.growth

TRP: 39

LEASE

Term: 1 year minimum

Rent: £1,300 per month

Deposit: Equivalent of 1½ month's rent

Available: Immediately

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. 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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We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.