



Ground Floor Flat

Ebanista, La Route Du Braye, Vale, GY3 5QN

£2,200pm

LOCAL MARKET RENTAL

SOLE AGENT

Newly renovated ground floor flat close to local schools and amenities.

This newly renovated ground floor flat offers modern, open plan living in a convenient location close to local schools, shops, and amenities. The flat comprises of two well-proportioned bedrooms, each benefiting from its own dedicated dressing area and a modern bathroom completes the layout, offering a fresh, functional space.

Sharers to be considered by the Landlord.

School catchment: Vale Primary School, St Sampsons High School

Key facts



- Newly renovated ground floor flat
- Close to local schools and amenities
- Two bedroom, 1 bathroom
- Parking for 2 cars and visitor parking

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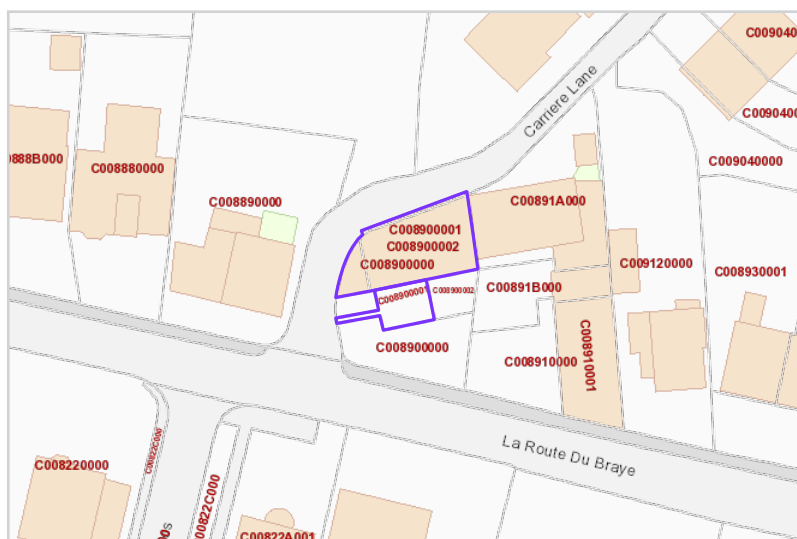
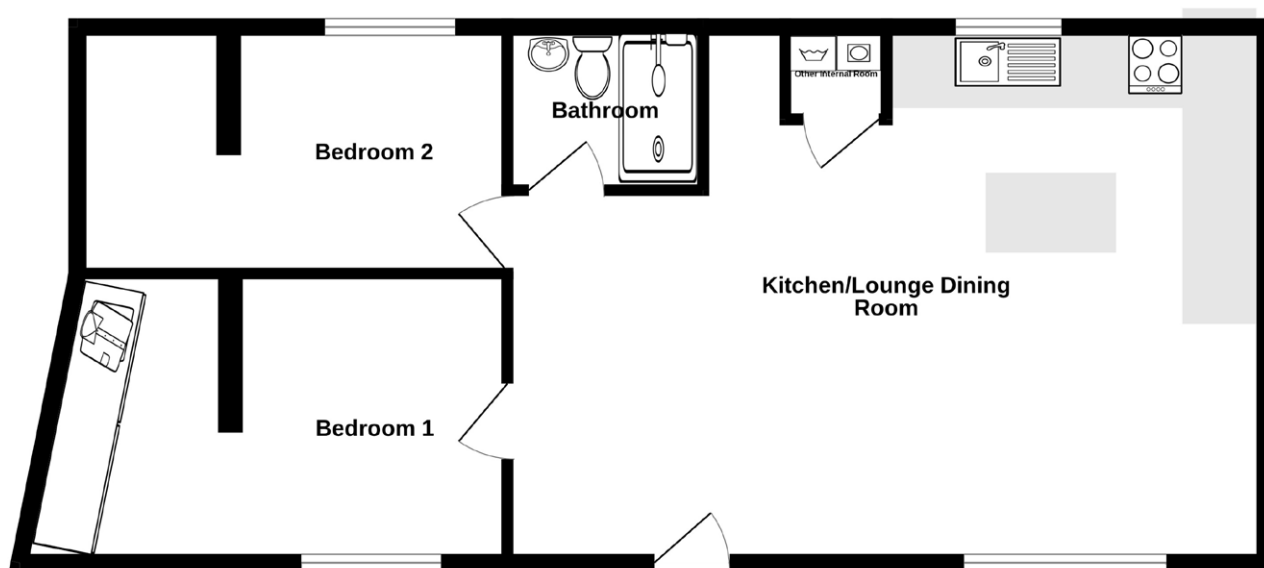
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GUERNSEY'S ESTATE AGENT





Floorplan

GROUND FLOOR



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Kitchen/lounge/dining room

25'1 x 21'4 (7.6m x 6.5m)

APPLIANCES

- Lamona integrated Fridge/freezer
- Lamona dishwasher
- Lamona oven
- Lamona ceramic hob

Bathroom

5'6 x 7'2 (1.7m x 2.2m)

Bedroom 1

13'4 x 8'2 (4.1m x 2.5m)

Dressing area

7'1 x 8'2 (2.1m x 2.5m)

Bedroom 2

16'8 x 8'1 (5m x 2.5m)

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

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

Finding the property: If you are driving along Braye Road towards The Bridge, the property makes the corner of Carriere Lane on the left.

Perry's ref: VAL 10D2

what3words: instant.fortunes.pink

TRP: 108

LEASE

Term: 1 year minimum

Rent: £2,200 per month

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no smokers or pets

Additional costs: Utilities bills ie electricity & telephone. 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 drivers licence and last three months bank statements.

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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