



2 Charles Mauger House

£2,200pm

Royal Gardens, Bosq Lane, St Peter Port GY1 2JE

LOCAL MARKET RENTAL

SOLE AGENT

An attractive and modern ground floor apartment forming part of the highly sought after Royal Gardens development.

Ideally situated in the heart of the retail and commercial centre of St Peter Port. The accommodation offers a good sized living area with separate kitchen and two double bedrooms with a smart bathroom. Externally there is allocated parking for one car in the secure under ground car park and communal gardens.

School catchment: Amherst Primary and Les Varendes

Key facts



- Modern ground floor apartment
- Well regarded development
- Central St Peter Port
- Secure underground parking
- Regret no smokers or pets
- Available immediately

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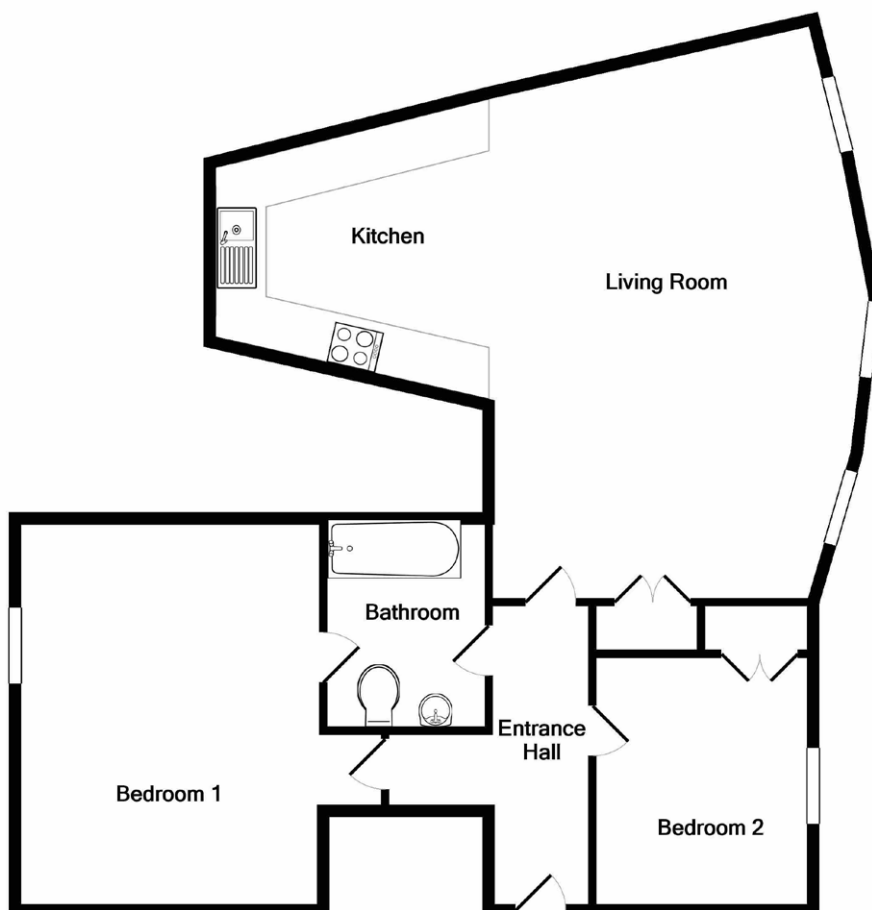
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GUERNSEY'S ESTATE AGENT







Floorplan



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Entrance hall

Living room

22'9 x 15'3 (6.9m x 4.7m)

Kitchen

10'7 x 9'2 (3.2m x 2.8m)

APPLIANCES

- Neff oven, four ring ceramic hob, extractor fan
- Bosch dishwasher, integrated fridge/freezer
- Hotpoint washer/dryer.

Bedroom 1

15'5 x 12' (4.7m x 3.7m)

Bedroom 2

10' x 8'9 (3.1m x 2.7m)

Bathroom

8'4 x 6'6 (2.5m x 2m)

EXTERIOR

The property is approached either via the secure under ground parking area off Bosq lane or through the main Charles Mauger House front access (the last entrance before Les Canchiers) over a short flight of steps off Bosq lane. Allocated parking in the secure under ground car park for one car numbered "41"

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

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

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LEASE

Term: 1 Year minimum

Rent: £2,200pm

Deposit: Equivalent to 1 ½ months rent

Available: 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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