



# Flat 2, 2, Vauvert Terrace

# £1,650pm

Vauvert, St. Peter Port, GY1 1NQ

LOCAL MARKET RENTAL

SOLE AGENT

A well-presented and maintained one-bedroom apartment situated on the first floor of a renovated Georgian building, which was fully converted in 2006.

This bright and airy property features a spacious open-plan lounge, kitchen and dining area. Large front-facing windows allow plenty of natural light to fill the space, creating a warm and inviting atmosphere.

## Key facts



- Part furnished, well-presented and maintained one-bedroom apartment
- Situated on the first floor of a renovated Georgian building (fully converted in 2006)
- Bright and spacious open-plan lounge, kitchen and dining area
- Double bedroom, modern shower room, and close to ample on-street parking with optional nearby parking to rent
- Available immediately

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GUERNSEY'S ESTATE AGENT

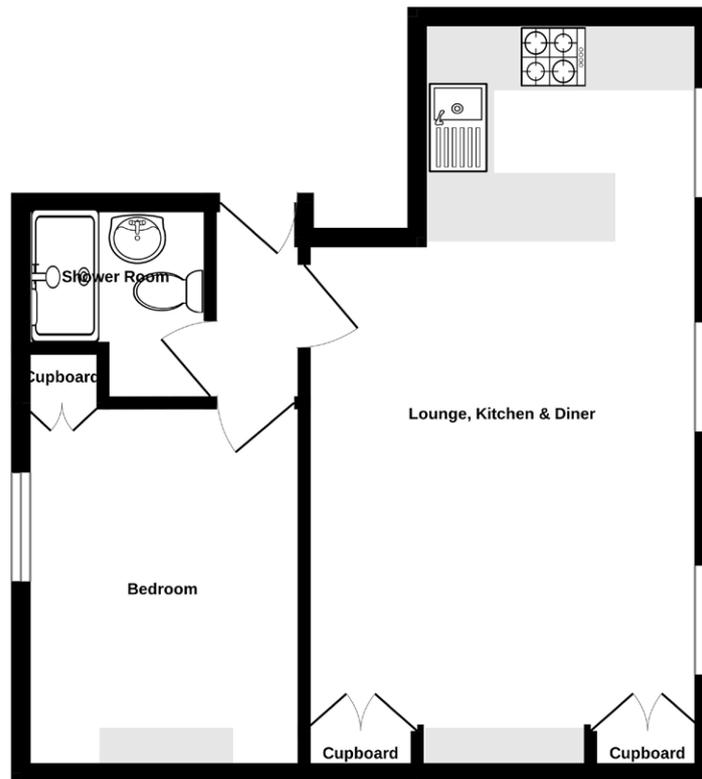






# Floorplan

## GROUND FLOOR



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## Entrance Hall

6'1 x 2'10 (1.85m x 0.86m)

## Lounge, Kitchen and Diner

22'10 x 12'0 max (6.96m x 3.66m max)

### APPLIANCES

- Hotpoint oven
- Hob
- Extractor fan
- Belling Fridge/Freezer
- Indesit Washer/Dryer

## Shower Room

6'1 x 5'8 (1.85m x 1.73m)

## Bedroom

11'2 x 9'6 (3.40m x 2.90m)

## EXTERNAL

It is conveniently located close to ample on-street parking, with the additional option to rent nearby parking spaces if required.

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

**Services:** Mains electricity and water, gas fired central heating, mains drainage, uPVC double glazing.

**Perry's ref:** 25F1

**what3words:** packs.decoder.emigrate

## LEASE

**Term:** 1 year minimum

**Rent:** £1,650

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

**Available:** Immediately

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

**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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