



Sandford

14 Infinity Crescent, Stanley Road, St Peter Port, GY1 1QP

£2,300pm

LOCAL MARKET

SOLE AGENT

This immaculate home forms part of a well regarded development, constructed in 2014, and is positioned on the outskirts of St Peter Port – within walking distance to all of the Town amenities.

Stylishly presented throughout, Sandford comprises an open plan kitchen living space with separate WC on the ground floor and two bedrooms serviced by a shower room. The property benefits from a patio accessed via bi-fold doors directly off the living area, which in turn leads out to the manicured communal gardens. With allocated secure underground parking for two vehicles, this is a super opportunity worthy of closer inspection.

School catchment: Vauvert Primary School & Les Varendes

Key facts



- Immaculate 2 bed modern home
- Outskirts of St Peter Port
- 2 allocated secure parking spaces
- Regret no pets
- Fully furnished
- Available end of June 2026

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GUERNSEY'S ESTATE AGENT



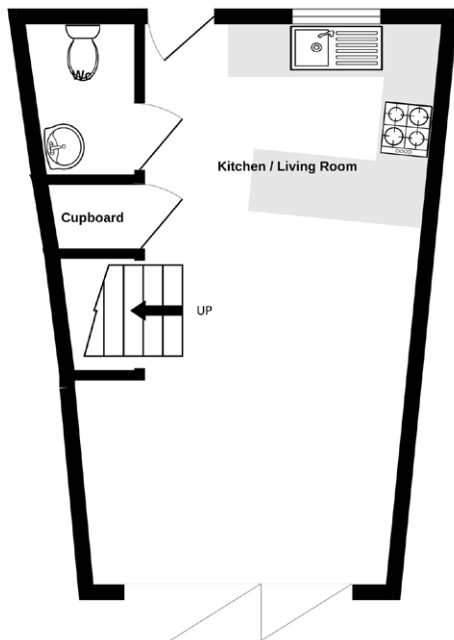




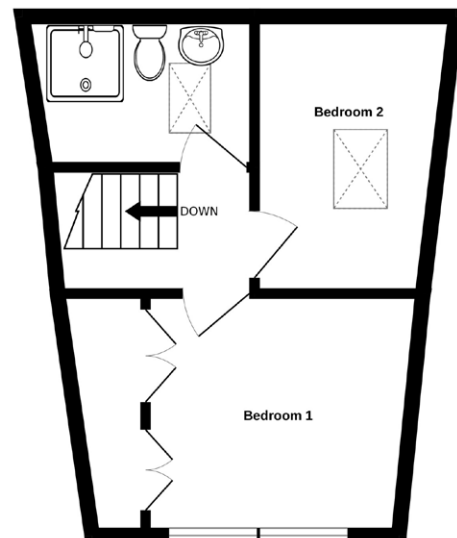


Floorplan

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.
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Sandford | £2,300pm

LOCAL MARKET | SOLE AGENT

Ground Floor

Open plan kitchen living area

21'6 x 14'3 max (6.55m x 4.34m max)

APPLIANCES

- Integrated Neff oven and hob
- Bosch washer/dryer
- Integrated slimline Neff dishwasher
- Integrated fridge/freezer

Separate WC

First Floor

Shower room

9'4 x 4'4 (2.84m x 1.32m)

Bedroom 2

10'6 x 7'4 (3.2m x 2.24m)

Fire escape built into this room.

Bedroom 1

11'9 x 8'11 (3.58m x 2.72m)

EXTERNAL

The property boasts a patio area accessed directly off the living space which in turn leads out onto the communal gardens. There is secure allocated underground parking for 2 vehicles.

Price to include: The property will be fully furnished.

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

Perry's ref: 4 C7

what3words: enterprises.shepherdess.insults

TRP: 95

LEASE

Term: 1 year minimum

Rent: £2,300 - bills not included

Deposit: Equivalent of 1½ month's rent

Available: End of June 2026

Restrictions: Regret no smokers or pets, sharers at the landlords discretion

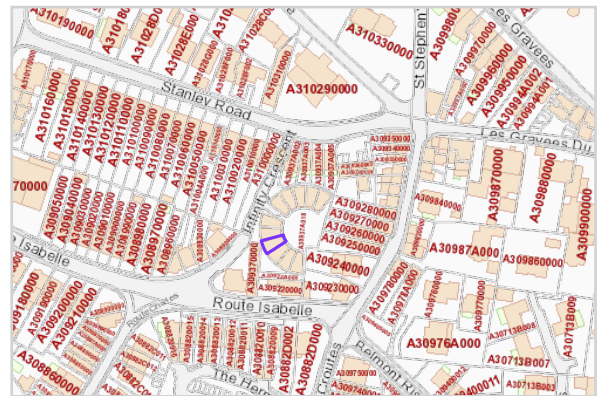
Additional costs: Utility bills ie electricity, water, oil, telephone, Parish Occupiers/ Refuse Rates. Insurance on personal possessions.

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



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