



1, St. Mary's Court

Queens Road, St. Peter Port GY1 1PT

£2,150pm

LOCAL MARKET RENTAL

SOLE AGENT

A smartly presented penthouse apartment situated within walking distance of Town, while also being conveniently located close to a range of local amenities.

The apartment is situated on the third floor and is part furnished, including a single bed, double bed, bedside unit, sofa, coffee table and side tables.

Externally there is allocated parking which accommodates two small cars, to the rear is a lawned communal garden.

Key facts



- Smartly presented 3rd floor apartment
- Parking and use of communal gardens
- Part furnished
- Regret no sharers or smokers
- One small pet considered
- Available 6th September

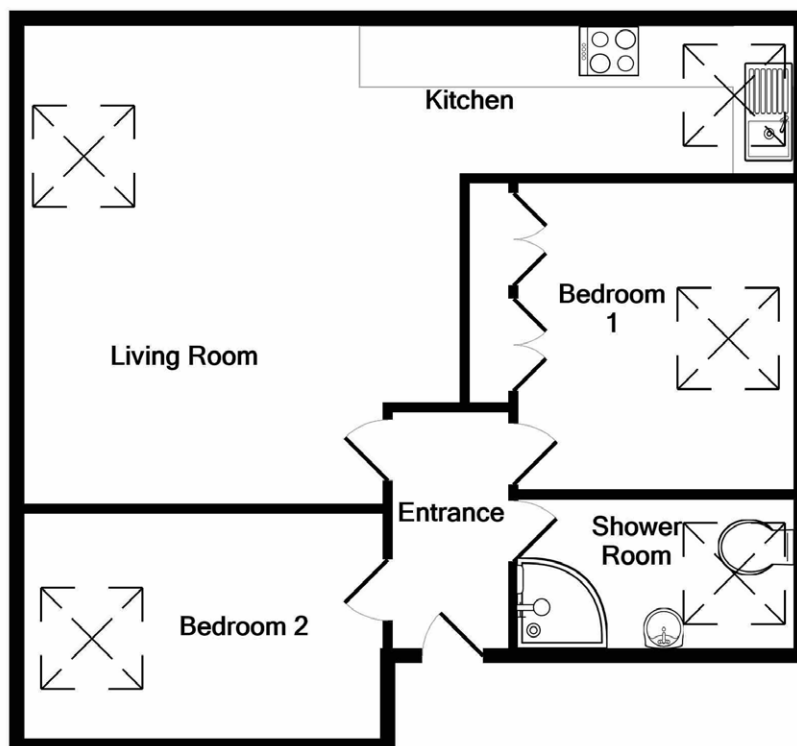
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brouard**
GUERNSEY'S ESTATE AGENT



Floorplan



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Entrance hall

Living room

16'5 x 13' (5m x 4m)

Kitchen

14'5 x 5' (4.4m x 1.5m)

APPLIANCES

- Double oven
- Ceramic hob
- Dishwasher
- Washing machine
- Kettle
- Microwave

Bedroom 1

10' x 9'2 (3.1m x 2.8m)

Built in wardrobes.

Bedroom 2

10'9 x 7'8 (3.3m x 2.4m)

Shower room

8' x 5'2 (2.4m x 1.6m)

EXTERIOR

The property is approached off the road over a drive with allocated parking numbered 1.

An arch gives vehicular access to the rear where there is a communal lawned garden.

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

Services: Mains electricity, water and drainage, gas heating, Velux double glazed windows.

Finding the property: Traveling along Queen's Road with Belmont Road on the left continue past the terrace and it's the first block of apartments on the left, opposite Mount Hermon.

Perry's ref: 4 E8

what3words: scrawls.ingests.forest

TRP: 61

LEASE

Term: 1 year minimum

Rent: £2,150 per month

Deposit: Equivalent of 1½ month's rent

Available: 6th September, part furnished - this includes a single and double bed, sofa, bedside unit, coffee table and side tables.

Restrictions: Regret no sharers or smokers. Small pet considered.

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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