



Top Flat Victoria Place

£2,350pm

New Road, St Sampson, GY2 4QD

LOCAL MARKET RENTAL

SOLE AGENT

Recently refurbished to a high standard throughout, this spacious two-bedroom duplex apartment occupies the first and second floors and is conveniently located close to The Bridge and local amenities.

The property benefits from its own external staircase leading to a small sun terrace.

The accommodation comprises two well-proportioned bedrooms, a spacious lounge, a kitchen/diner and a modern shower room.

School catchment: Vale Primary School / St Sampson High School

Key facts



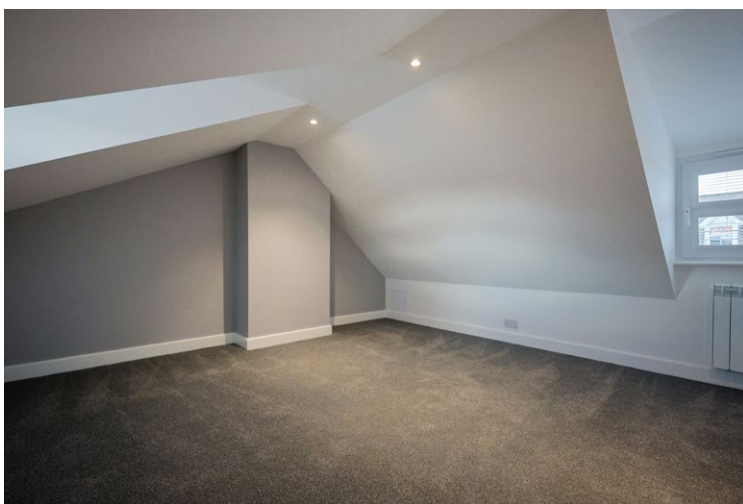
- Recently refurbished to a high standard throughout.
- Two well-proportioned bedrooms
- Spacious duplex arranged over the first and second floors
- External staircase leading to a small sun terrace
- Parking for one vehicle
- Regret no smokers or pets
- Available immediately

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GUERNSEY'S ESTATE AGENT

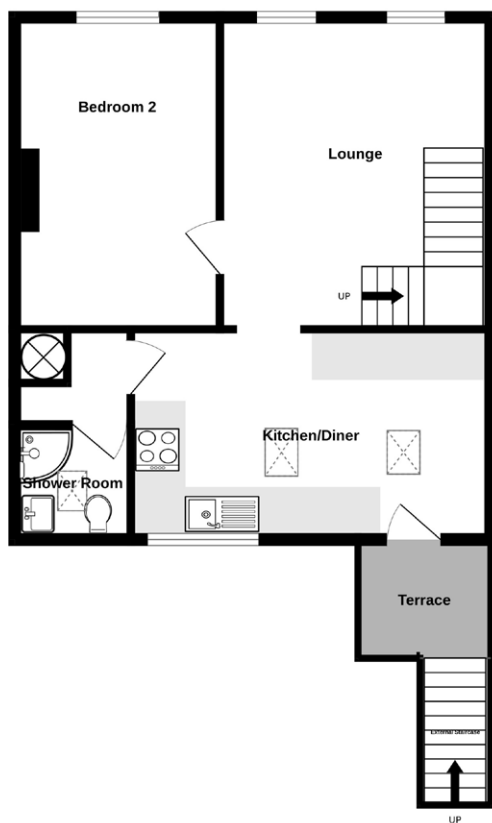




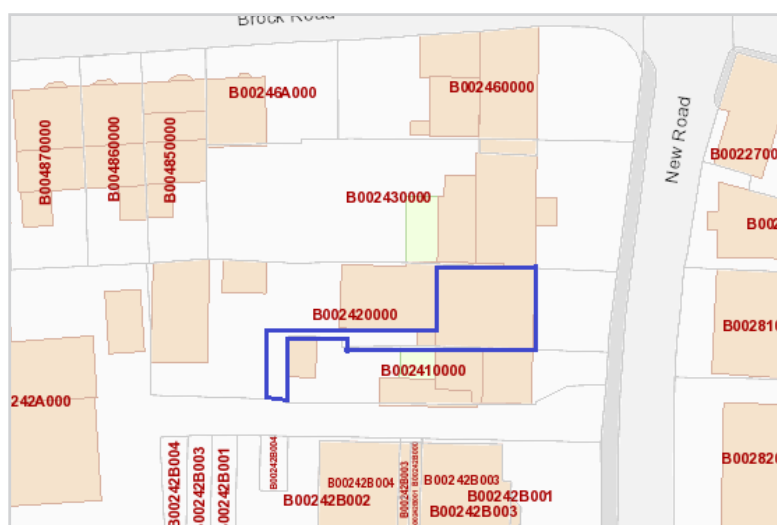
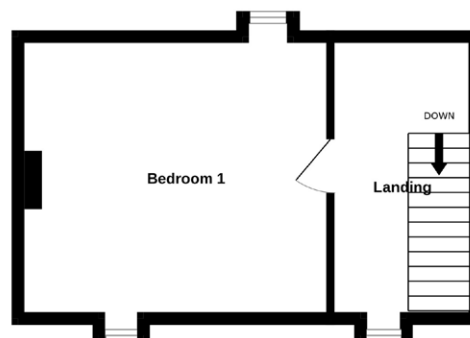


Floorplan

1ST FLOOR



2ND FLOOR



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FIRST FLOOR

Kitchen / Diner

16'9 x 9'9 (5.11m x 2.97m)

APPLIANCES

- Beko oven and hob
- Kingfisher extractor fan
- Beko dishwasher
- Beko fridge freezer
- Candy washer dryer

Living Room

14'9 x 12'7 (4.50m x 3.84m)

Bedroom 2

14'6 x 9'7 (4.42m x 2.92m)

Shower Room

SECOND FLOOR

Bedroom 1

4'6 x 13'2 max (4.42m x 4.01m max)

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

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

what3words: jacuzzi.vague.pelted

LEASE

Term: 1 year minimum

Rent: £2,350

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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