

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

REF: LR1045

Rental Price: £1,950 P.C.M.



A contemporary, unfurnished **2**
BEDROOM APARTMENT,
situated on the outskirts of **ST PETER**
PORT, A short distance from **THE TOWN**
CENTRE BALCONY and as well as
underground **PARKING FOR 1 SALOON**
CAR.

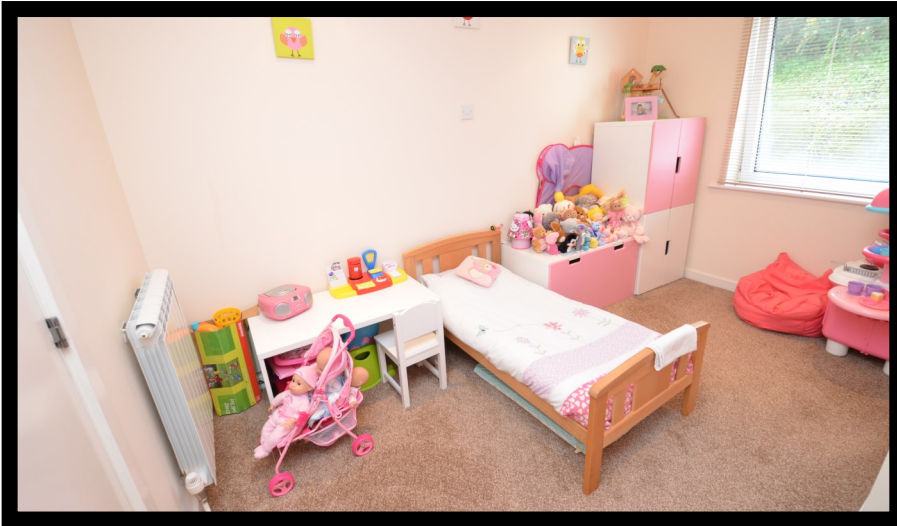
NO SMOKERS OR PETS

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123



Living / Kitchen / Dining Room



Kitchen Area

Please note

All of our rental lettings are subject to you producing references to the highest standard. A deposit amounting to (£2,500 is payable immediately to secure the property whilst references are being collated by you.

UNFURNISHED. 1 YEAR MIN TERM. REFERENCES REQUIRED. PROFESSIONAL PERSONS. ONE CHILD CONSIDERED. NO SMOKERS OR PETS DEPOSIT REQUIRED. AVAILABLE MID TO LATE NOVEMBER 2025.



Master Bedroom



Family Bathroom



Communal Entrance

- Apartment 19 is on the First Floor.

Entrance Hall

4.20m (13'9") x 1.09m (3'6")

- Fitted carpet. Radiator.
- Intercom phone.
- Storage cupboard.

Doors to:-

Bedroom 2

3.57m (11'8") x 2.85m (9'4")

- Upvc double glazed windows with blinds to rear aspect.
- Fitted carpet.
- Recessed ceiling lights.
- Radiator.
- TV points.



Master Bedroom

3.65m (11'11") x 3.02m (9'2")

- Upvc double glazed window with blinds to rear aspect.
- Built-in run of 4 door wardrobes.
- Fitted carpet.
- TV point.
- Recessed ceiling lights.
- Radiator.



Family Bathroom

2.51m (8'2") x 1.68m (5'3")

- 3 Piece suite in white comprising a bath with a shower attachment over, a pedestal hand basin and a W.C.
- Heater towel ladder.
- Mirror fronted medicine cupboard.
- Fully tiled walls and flooring.
- Shaving point.
- Silavent extractor fan.





Living / Dining Room

4.28m (14') x 3.75m (12'3")

- Fitted carpet.
- Recessed ceiling lights.
- TV / Phone / SAT points.
- Large radiator.
- Glazed sliding door to Balcony.

Kitchen Area

2.61m (8'6") x 2.83m (9'3")

- Upvc double glazed window.
- Fitted floor and wall units in light wood with worktops incorporating a stainless steel sink and drainer unit.
- Tiled splash backs and tiled flooring.
- The appliances include; An oven and Hob with a Canopy extractor fan over, Fridge / Freezer, Washer / Dryer and an Integral microwave.



Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

Balcony



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

Maxwell

Estate Agents

Tel: 01481 248123

www.maxwellestateagents.com

ADDITIONAL INFORMATION

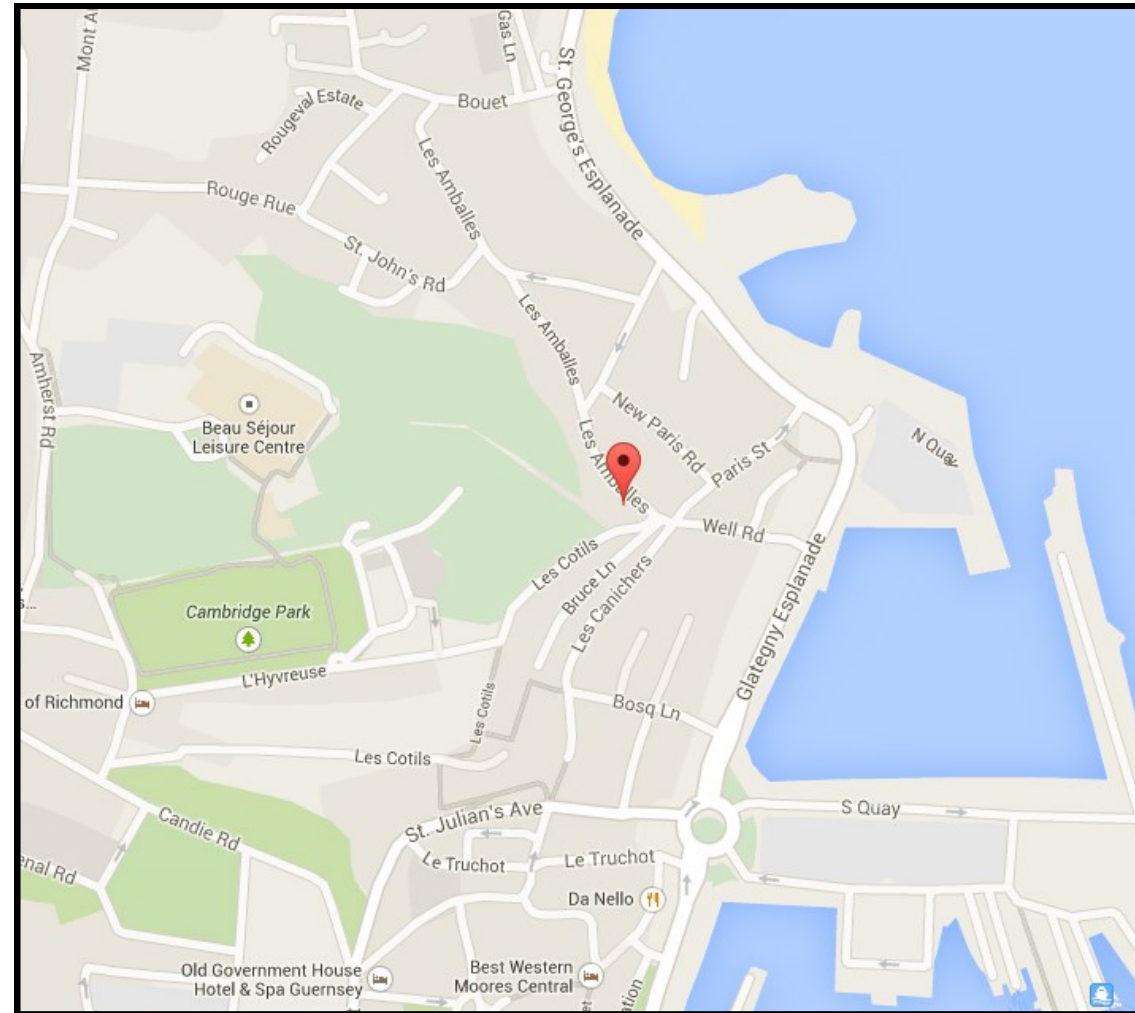
TRP: TBA
PERRY'S REF: T L3

SERVICES

MAINS DRAIN	MAINS ELECTRIC	MAINS WATER
MAINS GAS	GAS CENTRAL HEATING	

VIEWINGS

STRICTLY BY APPOINTMENT WITH
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)



Our standards are high... that's why the family name is above our door

Creative, straight forward and professional	High quality HD Panoramic Video's
Good old fashioned customer service	Regular Effective Marketing
Confident, trustworthy, with Free Valuations	Personal service on a one to one basis
Full colour property brochures	With you every step of the way

For clarification Maxwell Estate Agents Limited (Guernsey) wish to inform all prospective Purchasers that these particulars have been prepared as a general guide to you. They are not an offer of contract, or part of one. You should not rely on the content or in statements or even by word of mouth provided by any employee of Maxwell Estate Agents Limited (Guernsey) in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings of the property. Please note room sizes are approximately and should not be relied upon for carpets and furnishings.