



MIDDLE FLAT

LES GRANGES DE BEAUVOIR, IVY GATES, ST. PETER PORT, GY1 1QT
OPEN MARKET RENTALS

£2,800PM

Spacious unfurnished three bed apartment | Beautiful Georgian property | Suit professional couple
Parking for two cars plus garage | Access to pretty front garden
Available early August 2026 | Rent £33,600 per annum | Deposit £8,400



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Middle Flat

This beautiful Georgian building located just on the outskirts of town hosts this spacious and light three bedroom, one bathroom flat suitable for a professional couple and benefiting from a garage, two parking spaces and access to pretty front garden. Regret no children or pets. Available early August 2026.

ACCOMMODATION COMPRISING

Entrance Hall

12'2" (3.7) max x 9'6" (2.9) and 8'1" (2.47)

Bathroom

11'5" x 6'7" (3.48m x 2m)

Bedroom 1

14'1" x 14'5" (4.3m x 4.4m)

Bedroom 2

12'10" x 11'6" (3.9m x 3.5m)

Bedroom 3

14'7" (4.45) x 13'9" (4.2) max and 7'7" (2.3) min

Living Room

16'1" x 10'11" (4.9m x 3.33m)

Kitchen

11'6" x 7'7" (3.5m x 2.3m)

Utility/Storage Room

A useful storage space accessed from the stair case leading to the apartment.

Appliances

Washing machine, double oven, gas hob and fridge freezer.

Furnishings

Unfurnished, but with appliances as listed and blinds/curtains as fitted.

OUTSIDE

Access to pretty front garden. Parking for two cars plus garage.

Services

Mains electricity, water and drainage. Gas central heating.

Available

Early August 2026.

Term

One year minimum.

Rent

£33,600 per annum inclusive of gardening.

Deposit

£8,400.

Floor Plan



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