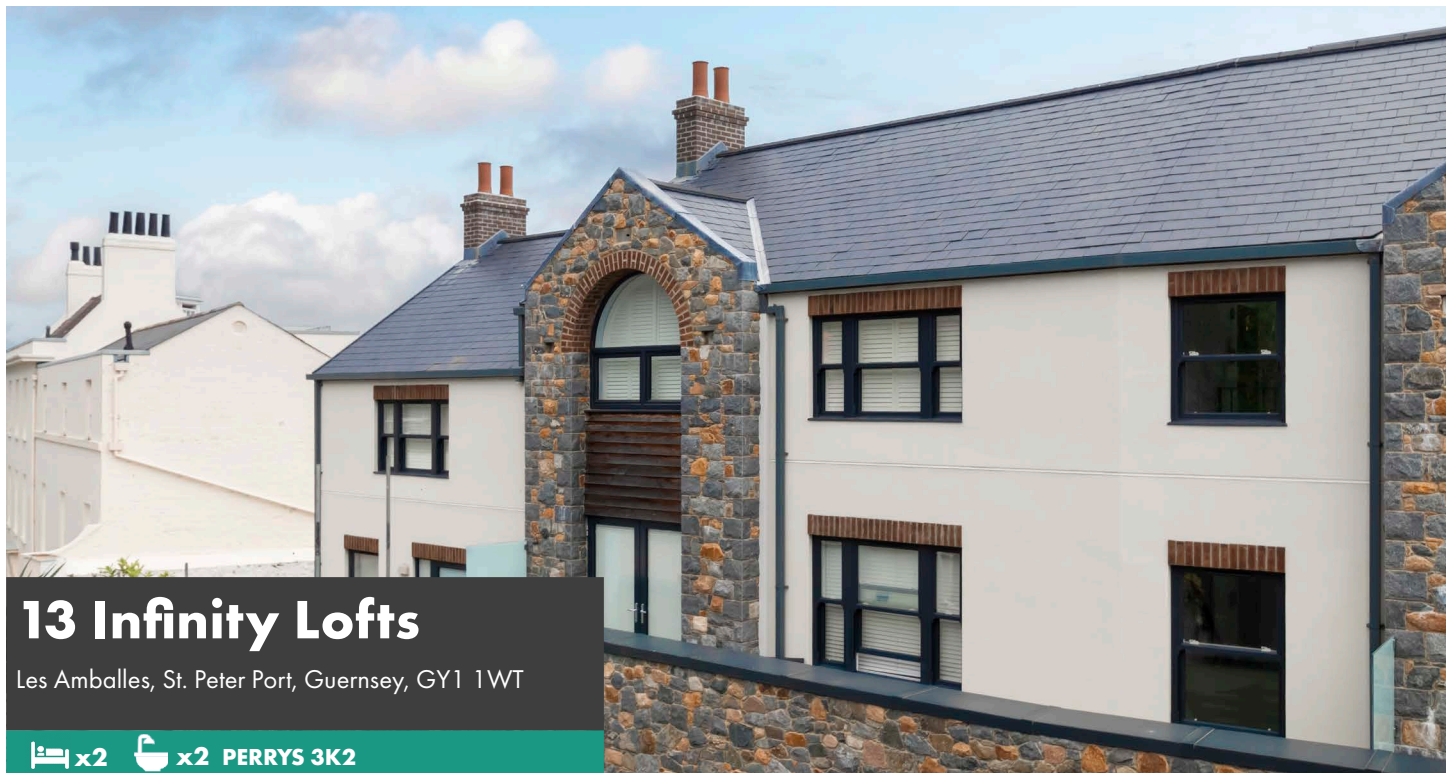




13 Infinity Lofts

Les Amballes, St. Peter Port, Guernsey, GY1 1WT

 x2  x2 **PERRYS 3K2**

- Beautiful furnished apartment
- Executive, modern development
- Two bedrooms, two bath/shower rooms
- Close to Town centre
- One garaged parking space
- Available October
- Rent £55,000.00 per annum
- Deposit £13,750.00

£55,000pa

RENTAL - OPEN MARKET

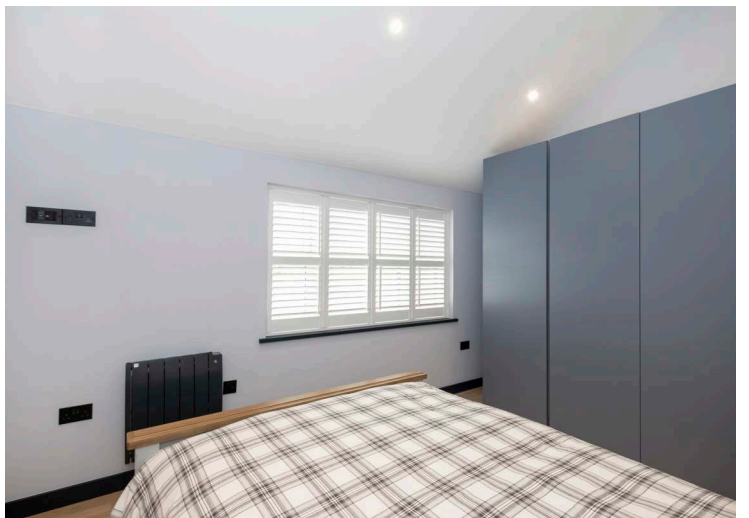
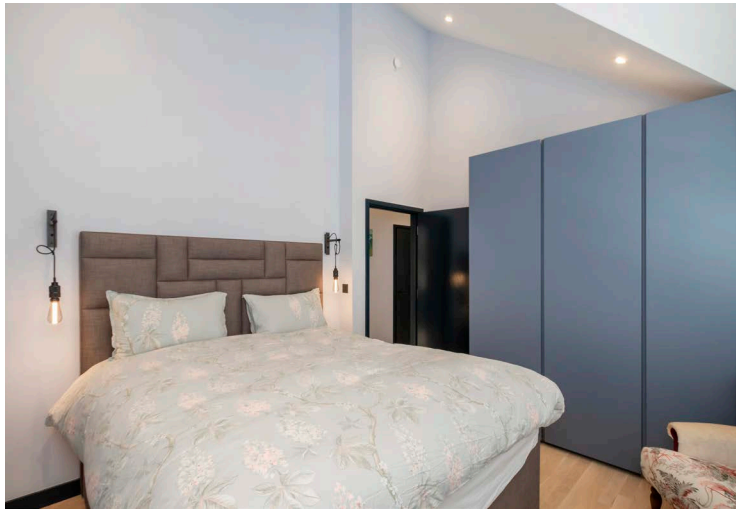
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About 13 Infinity Lofts

13 Infinity Lofts is a beautiful example of an executive top floor apartment on the periphery of the Town centre. Available fully furnished, this two bedroom, two bath/shower room home is complimented by a useful store/utility room, well fitted kitchen and a spacious living room with vaulted ceiling. The apartment forms part of a fairly small development built just a couple of years ago and is offered in immaculate condition throughout. There is one parking space within the communal garage and a small communal patio. Perfect for a professional single or couple. Available immediately.

ACCOMMODATION COMPRISING

Entrance Hall

16'6" x 3'10" (5.03m x 1.17m)

Utility/ Storage Room

6'9" x 6'3" (2.06m x 1.9m)

Shower Room

7'9" x 6'6" (2.36m x 1.98m)

Bedroom 2

9'9" (2.96) x 10'10" (3.30) to the front of the wardrobes

Bedroom 1

10'9" (3.28) x 10'11" (3.34) to the front of the wardrobes

En-Suite Shower Room

7' x 4'6" (2.13m x 1.37m)

Kitchen

12'3" x 10'4" (3.73m x 3.15m)

Steps down to...

Living Room

21'4" (6.5) x 17'3" (5.26) max and 12'3" (3.73) min

Appliances

Oven, microwave/combi oven, hob, dishwasher, fridge, freezer, washing machine and tumble dryer.

Furnishings

Fully furnished.

Term

One year.

Services

Mains electrics, water and drainage. Electric heating.

Available

October

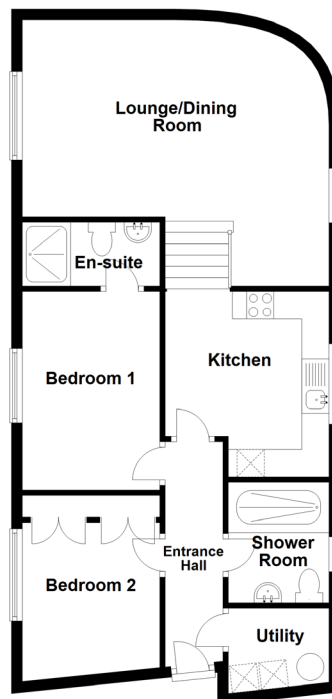
Rent

£55,000 per annum.

Deposit

£13,750

Ground Floor



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.