

Over 55's only



## Apt 13, L'Ancrese Lodge

Rue Du Marais, Vale, GY3 5AH

🛏️ x2 🚿 x1 PERRYS 6 E3 TRP 92

- Modern duplex apartment next to L'Ancrese Common
- Restricted to residents aged over 55s
- Two bedrooms and shower room
- Lounge/dining room & smart kitchen
- Parking for two cars and communal lawned garden
- Rent £2,000 per month
- Deposit £2,000
- Available September 2026

**£2,000pm**

**RENTAL - LOCAL MARKET**

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





## About Apartment 13, L'Ancrese Lodge

This stylish duplex apartment forms part of a lovely over 55s development located alongside of L'Ancrese Common and golf course, with sandy beaches in very close proximity. Available on a flexible term, the property provides occupies the first and second floor of one block within the L'Ancrese Lodge development and comprises hallway with storage, fully fitted kitchen and separate lounge/dining room on the first floor, and two bedrooms with fitted furniture and a shower room on the second floor. Externally there is allocated parking for two cars, private outdoor seating area for the sole use of Apartment 13 and communal lawned gardens. Available July 2025.

### ACCOMMODATION COMPRISING

Into communal hallway and up one flight of stairs to the...

#### FIRST FLOOR

##### Entrance Hall

10'3" x 6' (3.12m x 1.83m)

##### Separate WC

8'3" x 3'5" (2.51m x 1.04m)

##### Kitchen

9'9" (2.97) max & 7'3" (2.2) min x 10'7" (3.23) max L-shaped

##### Lounge / Dining room

16'2" x 11'8" (4.93m x 3.56m)

#### SECOND FLOOR

##### Landing

7'3" (2.21) max x 6' (1.84) max

##### Shower Room

6'9" x 5'5" (2.06

##### Bedroom 2

12'11" x 9'9" (3.94m x 2.97m)

With fitted bedroom furniture.

##### Bedroom 1

16'5" x 8'11" (5m x 2.72m)

With fitted bedroom furniture.

#### OUTSIDE

Within the communal parking area there are two allocated parking spaces in respect of 'Apartment 13', from where tegular brick paved pathways lead to the front door of the building.

There is also a communal lawned garden for residents to enjoy.

#### Appliances

Neff appliances to include electric oven, combination oven/microwave, hob, extractor fan, fridge/freezer, dishwasher, and washing machine/tumble dryer.

#### Furnishings

Furnishings by negotiation.

#### Services

Mains water, electricity and drainage. Electric heating.

#### Available

September 2026

#### Term

1 year minimum

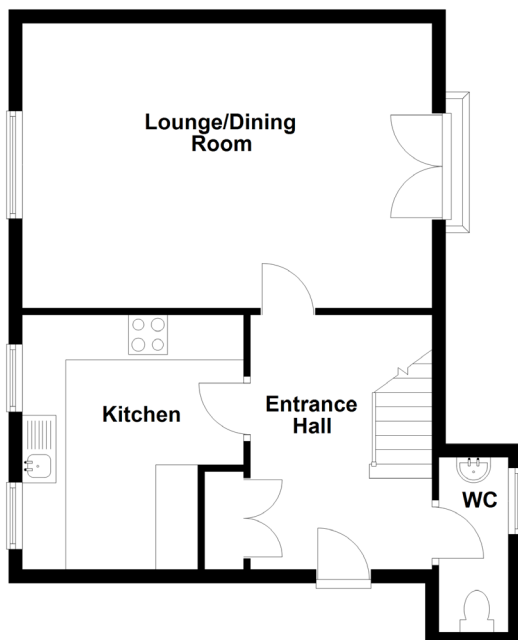
#### Rent

£2,000 per month.

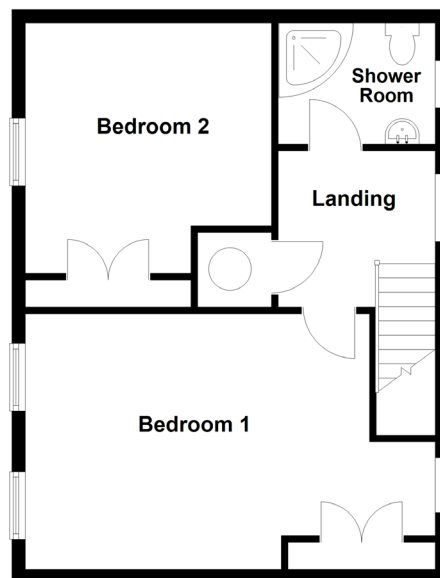
#### Deposit

£2,000

First Floor



Second Floor



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