



## No 13 Allanson Court

Les Bas Courtils Road, St. Sampson, GY2 4BP

 x3  x2 **PERRYS 10 D5**

- Contemporary three-bedroom home
- Superb brand-new development
- Spacious open-plan living area
- Primary bedroom with four-piece ensuite
- Study/nursery plus family bathroom
- Enclosed garden and parking for two cars
- £3,300 minimum deposit
- Available immediately

**£3,300pm**

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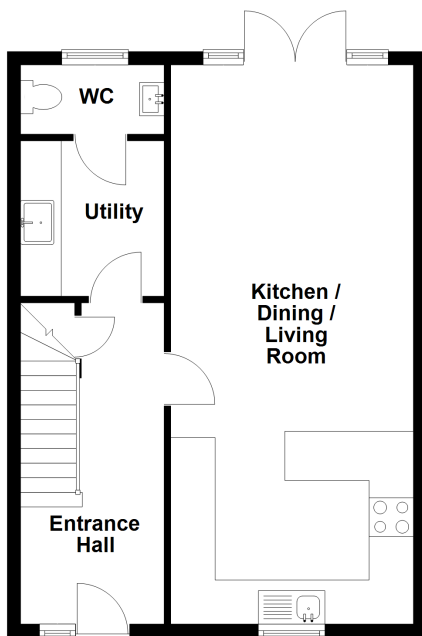




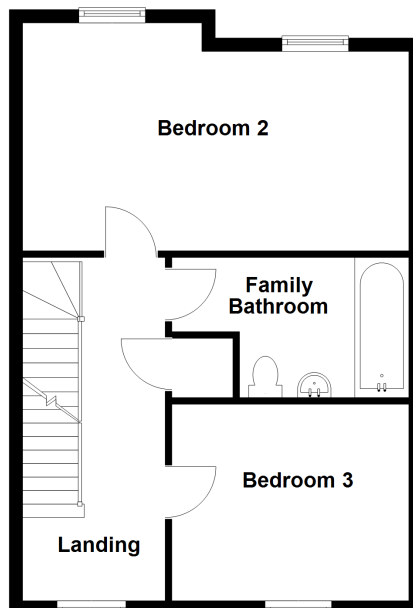




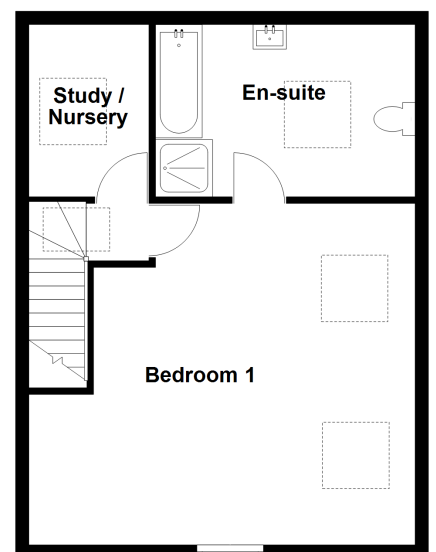
**Ground Floor**



**First Floor**



**Second Floor**



## About No 13 Allanson Court

A stunning contemporary three-bedroom home, part of a brand-new development in an excellent location with easy access to St Sampson's and Town. 'No 13 Allanson Court' boasts spacious, light-filled interiors designed for modern living. The ground floor features an open-plan kitchen / dining / living area, extending to a private, low-maintenance rear garden. A separate utility room and WC add to the convenience. Upstairs, the home offers three well-proportioned bedrooms, a study/nursery, and a stylish four-piece ensuite. A contemporary family bathroom serves the additional rooms. Externally, the property benefits from an enclosed garden and parking for two cars. Offered unfurnished. Regret no pets. Available for a one-year term available immediately. £3,300 minimum deposit.

### ACCOMMODATION COMPRISING

#### GROUND FLOOR

##### Entrance Hall

17'6" x 6'9" (5.33m x 2.06m)  
Understairs storage cupboard.

##### Kitchen / Dining / Living Room

29' x 11'2" (8.84m x 3.4m)  
The kitchen is fitted with a range of white wall and base units with wooden worksurfaces over, incorporating a single bowl sink.

##### Utility Room

6'4" x 6'10" (1.93m x 2.08m)  
Fitted with a range of white wall and base units incorporating a single bowl sink.

##### WC

6'1" x 3'4" (1.85m x 1.02m)  
Fitted with a two-piece suite.

#### FIRST FLOOR

##### Landing

17' x 6'9" (5.18m x 2.06m)

##### Bedroom 2

18'5" x 11'6" (5.61m x 3.5m)  
Views towards East coast.

##### Family Bathroom

10'2" x 5'10" (3.1m x 1.78m)  
Fitted with a three-piece suite.

##### Bedroom 3

11'7" x 11'2" (3.53m x 3.4m)

#### SECOND FLOOR

##### Landing

5'2" x 5'7" (1.57m x 1.7m)

##### Study / Nursery

10'1" x 8'5" (3.07m x 2.57m)

##### Bedroom 1

16'10" (5.14) x 14'8" (4.47) to eaves

##### Ensuite Bathroom

10'1" x 8'10" (3.07m x 2.7m)  
Stylish fitted with a four-piece suite.

#### Appliances

Integrated Siemens five-ring induction hob with extractor over, integrated Siemens oven and grill, integrated Siemens fridge, and integrated Neff dishwasher.

#### Furnishings

Unfurnished but with appliances as listed and window coverings as seen.

#### OUTSIDE

##### Front

The property is approached via a private clos road which leads to a brick paved driveway providing parking for two cars.

##### Side

To the left-hand side, a pathway extends to the rear.

##### Rear

There is a low maintenance terrace with small lawned area.

#### Term

One year minimum.

#### Services

Mains electric, water and drainage. Electric central heating.

#### Available

Immediately.

#### Rent

£3,300 per month.

#### Deposit

£3,300 minimum.



rentals@swoffers.co.uk

01481 7217577

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