



## Central Park

Avenue Du Manoir, Ville Au Roi, St. Peter Port,  
Guernsey, GY1 1PE

🛏 x4 🚿 x2

- Spacious, modern four bedroom home
- Two bedrooms en-suite
- Parking for two vehicles
- Large wrap around garden with patio space
- Pets considered on a case by case basis
- £3,850 per month inclusive of garden maintenance
- £3,850 deposit. Available from September

**£3,850pm**

**RENTAL - LOCAL MARKET**

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





## About Central Park

'Central Park' is a beautifully presented four-bedroom home offering spacious and modern living in one of St Peter Port's most sought-after locations. Featuring two en suite bedrooms, the property is thoughtfully designed to provide both comfort and practicality for family living.

Outside, the generous garden provides an ideal setting for families and a patio area perfect for al fresco dining and entertaining. The property also benefits from parking for two cars with plenty of on street parking also if needed.

Available in September. £3,850pm. Children welcome, pets considered on a case by case basis.

### ACCOMMODATION COMPRISING

#### Entrance Hall

24'4" (7.42) x 3'10" (1.17) min x 7'5" (2.25) max

#### Bedroom 3

11'7" x 9'10" (3.53m x 3m)

#### Bedroom 2

10'7" x 11'2" (3.23m x 3.4m)

#### Ensuite Shower Room

5'1" (1.55) x 4'6" (1.38) min x 7'2" (2.19) max

#### Bedroom 4 / Study

6'10" x 11'7" (2.08m x 3.53m)

#### Bathroom

7'8" x 2.68 (2.34m x 2.68)

#### Utility Room

8'6" x 7'5" (2.6m x 2.26m)

#### Open Plan Kitchen / Living / Dining

19'7" x 27'9" (5.97m x 8.46m)

Bifold doors leading onto outside decking area.

#### FIRST FLOOR

#### Landing / Dressing Area

5'3" x 13' (1.6m x 3.96m)  
Fitted storage and dressing table.

#### Bedroom 1

15'7" x 12'1" (4.75m x 3.68m)  
Full run of fitted wardrobes and drawers.

#### Shower Room

4'6" x 6'9" (1.37m x 2.06m)

#### Appliances

Indesit washing machine, Hotpoint tumble dryer, Integrated Neff microwave, Range Master oven with five ring induction hob, Falmec extractor fan, Integrated Neff dishwasher, Integrated Caple drinks fridge, freestanding Bosch fridge / freezer.

#### Furnishings

Unfurnished, to include window coverings as seen and appliances as listed.

#### Outside

Parking in tandem for two vehicles, Astro turfed foregarden with various shrubs and borders, gravelled access around the side of the property leading to rear lawned garden and decking area.

#### Term

One year minimum.

#### Services

Mains water, electric and drainage. Oil fired central heating.

#### Available

September 2026.

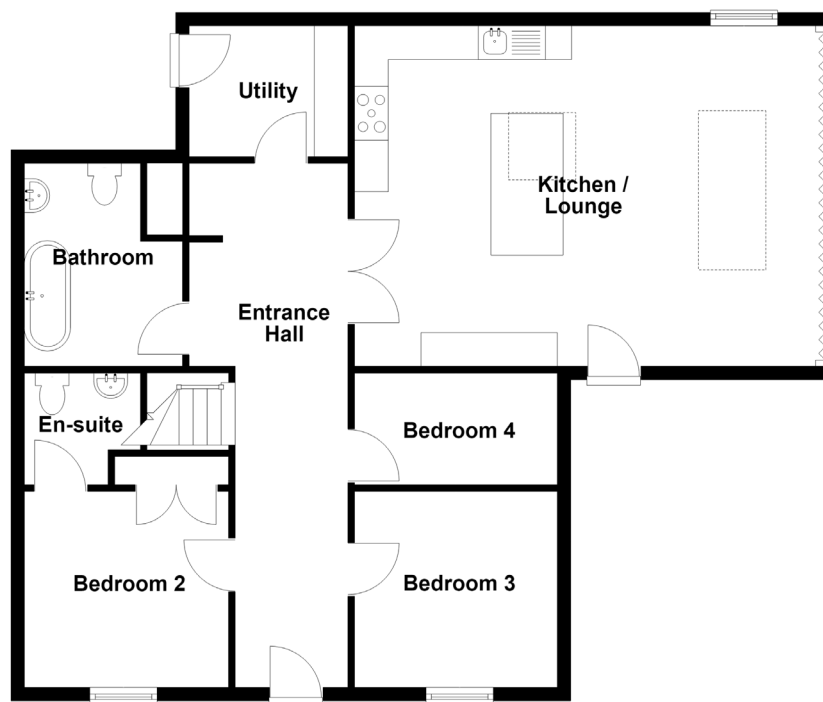
#### Rent

£3,850 per month.

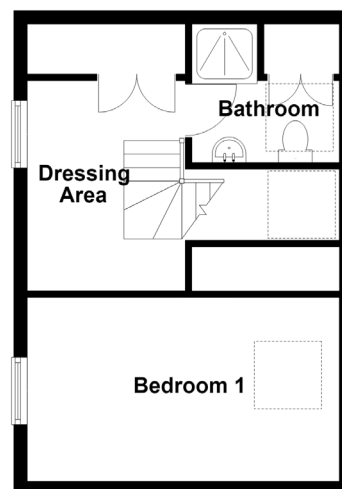
#### Deposit

£3,850 minimum. Higher deposit on request to accommodate pets.

Ground Floor



First Floor



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