

3 CLOS DU ROI, ST PETER PORT,  
TO LET  
£1,025 PCM



- Spacious Accommodation
- Large lounge/diner
- Allocated Parking for one
- One Double Bedroom
- Communal Gardens
- Central Heating
- Double Glazing
- TRP 86
- Perry's STPP 24 D2-3
- Ref R0339
- **Available late October 2019.**



Presented in good condition, this purpose built 1st floor apartment is conveniently situated on the outskirts of central St Peter Port. Forming part of a prestigious clos, the apartment block is set back from the road and has pleasant lawned surrounds. The property benefits from its own separate entrance which gives it more of a 'housey' feel rather than that of an apartment. Offering a decent sized double bedrooms and an unusually spacious Lounge/Diner. It comes with the added advantage of dedicated parking for one car.

**Available unfurnished from late October 2019.**

**Accommodation:** Entrance Hall, Double bedroom, Lounge/Diner, Kitchen, Bathroom.

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Tel: 01481 711112  
Mobiles: 07781 106040 (David Ingrouille) or 07781 106050 (Dave Sinclair)  
[www.guernseyrentals.gg](http://www.guernseyrentals.gg)  
Guernsey Rentals Ltd, Company Number: 39270



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## Room Dimensions

Entrance Hallway:	13' x 4'2" + 5'8" x 3'1"
Kitchen:	8'4" x 8'2"
Bedroom:	13'7" x 11'4"
Lounge/Diner:	18'7" x 17'10"
Bathroom:	8'6" x 8'5"

Dedicated parking for one vehicle  
Shared usage of communal gardens.

## Appliances

Indesit double oven with four ring hob  
LEC Fridge/Freezer  
Hotpoint washing machine

## Services

Mains electric, water, drainage and gas.  
Gas central heating

## Lease Terms

Available late October 2019.  
Minimum 12 month lease.  
No smoking within the property.  
Credit Checks will be performed at our cost.  
Employers reference and salary details required.  
Personal references may be requested.  
Deposit of one-months rent and monthly rental payable in advance.  
Guarantor may be sought.

**Rateable Value:** TRP 86

**Viewing:** Strictly through ourselves, Guernsey Rentals, the Landlords agents.

**Included in rental:** Carpet, curtains and light fittings and appliances where listed.

**Please note whilst every care is taken in preparing these details, we cannot guarantee their accuracy nor do they form a contract or part thereof**

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