

Ref: LS 1107

APT, ROUGE RUE

Price: £1,950PCM

ST PETER PORT



Maxwell
Estate Agents

APT, ROUGE RUE HOUSE

ST PETER PORT

A Wonderful Opportunity to rent this 3 Bedroom contemporary style unfurnished apartment in Rouge Rue with a garage.

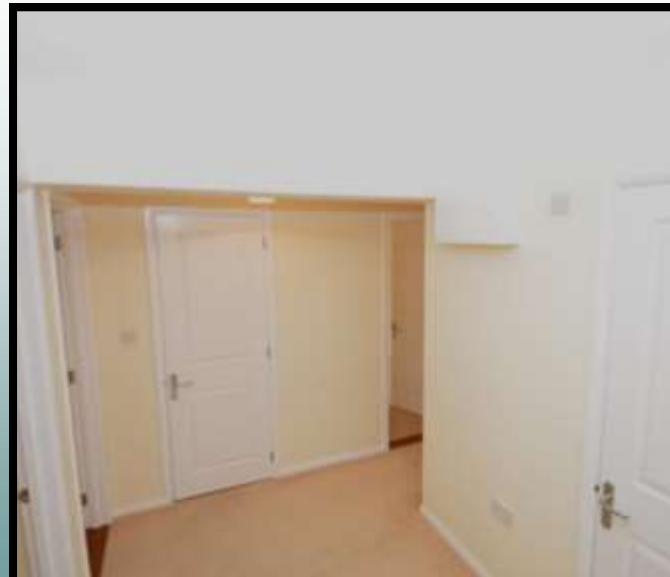
The apartment subject to references and deposit is available now the Living / Dining room leads through the glazed door onto the outside balcony with sea views. Benefits include spacious accommodation for a 3 Bedroom apartment, Garage for 1 car and a outside balcony to chill out in.

PLEASE NOTE, REGRET NO PETS OR SMOKERS.

Living Accommodation

Porch, Hallway, Living / Dining Room, Kitchen, Bathroom, WC, and 3 Bedrooms.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this text.



Three Bedroom Contemporary Styled Unfurnished Apartment in Rouge Rue

The accommodation is primarily arranged over one open plan floor and offers excellent space throughout the property. The property is ideal for those of you that would like to live nearby to the central town and harbour, the property is perfectly located.

The attractive, modern styled balcony is a particular feature as its an ideal area to relax and chill out in.

There are 2 apartments within this building.

The property offers storage areas within.

The property is in walk in condition and is unfurnished except for the Kitchen appliances of Oven, Fridge / Freezer, Washing Machine and Tumble Dryer.

The 3 bedroom apartment offers good size accommodation and is ideal for those of you that would like to live on the outskirts of St Peter Port.

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Accommodation Room Sizes.

ENTRANCE PORCH	1.70m (5'7") x 1.37m (4'6")
ENTRANCE HALL	4.26m (14'0") x 2.94m (9'8")
BEDROOM 1	4.30m (14'1") x 3.43m (11'3")
BEDROOM 2	4.00m (13'1") x 2.70m (8'10")
BEDROOM 3	2.97m (9'9") x 2.44m (8'0")
KITCHEN	3.66m (12'0") x 3.20m (10'6")
LIVING ROOM/ DINING ROOM	4.95m (16'03") x 3.63m (11'11")
BATHROOM	2.80m (9'2") x 1.65m (5'5")
SEPARATE WC	1.63m (5'4") x 0.90m (2'11")
GARAGE	6.43m (21'1") x 2.74m (9'0")

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Location

Situated halfway up Rouge Rue, St Peter Port.

School Catchment is Amherst Primary School.

Admiral Park and central town are nearby.

Co-operative store is nearby.

Bus Stops are nearby.

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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

ADDITIONAL INFORMATION

TRP: 175 PROPERTY ONLY.

PERRY'S REF: 3 H2.

SHORT STROLL AWAY FROM BEAU SEJOUR & LONGSTORE.

FURTHER PARKING AVAILABLE AROUND AREA.

CLOSE TO ADMIRAL PARK.

BUS STOPS NEARBY.

GARAGE FOR 1 CAR.

DEPOSIT OF £3,900 EXCELLENT REFERENCES REQUIRED.

UNFURNISHED EXCEPT FOR KITCHEN APPLIANCES.

SERVICES

MAINS ELECTRIC AND WATER,

ELECTRIC CENTRAL HEATING

VIEWINGS

STRICTLY BY APPOINTMENT WITH

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