

£3,500 p.c.m.



1 Infinity Gardens, Les Vranguie, St Peter Port

Modern Three Bedroom Home With Parking & Garden

Perry's Guide Reference: 17 E2



- OPEN MARKET PART A
- Modern 3 Bed, 3 Bath Town House
- Offering Excellent Reception Space
- Finished To A High Standard Throughout
- Enclosed Rear Garden & Parking For 2
- Regret No Pets Or Smokers
- Available By Negotiation

A modern town house situated within a prestigious development in a convenient St Peter Port location. Finished to a high standard throughout, the property offers excellent reception space. Set over three floors, the sizeable accommodation comprises a kitchen/breakfast room, formal sitting room with working fireplace as well as a snug, shower room and laundry on the ground floor. The first floor provides a double bedroom, study, bathroom and a primary bedroom with en-suite shower room, together with a further bedroom on the third floor.

Externally, the property enjoys an enclosed garden laid to a combination of patio and lawn, in addition to a summer house. Parking for 2 vehicles and visitor spaces within the complex, completes this fantastic home. Viewing highly recommended by Mawson Collins Limited.











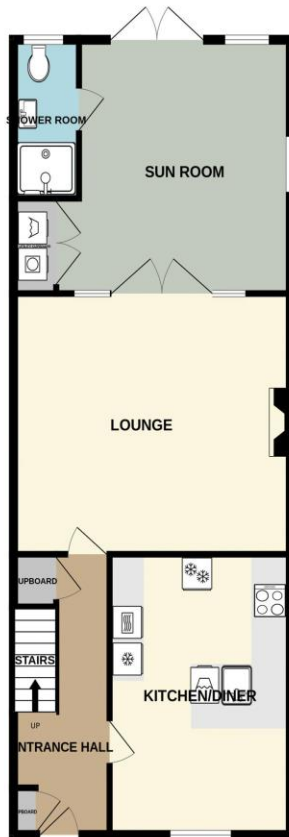




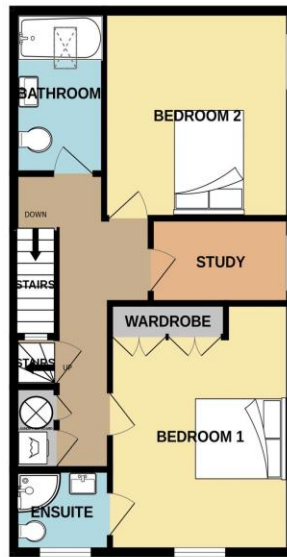




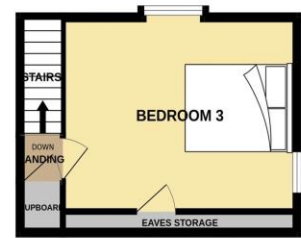
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guarantee as to their operability or efficiency can be given.
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Appliances Include

- Neff electric oven & combination oven
- Belling electric four ring ceramic hob
- Integrated extractor fan
- Neff integrated fridge/freezer
- Freestanding Fridgemaster freezer
- Neff integrated dishwasher
- Neff washer/dryer
- Hotpoint washing machine
- Hotpoint tumble dryer

Room Measurements

GROUND FLOOR

Entrance Hall	16' 9" x 6' 2" (5.11m x 1.89m)
Kitchen/Diner	15' 6" x 11' 9" (4.72m x 3.57m)
Lounge	19' 0" x 15' 7" (5.79m x 4.74m)
Sun Room	15' 1" x 11' 10" (4.61m x 3.61m)
Utility Cupboard	4' 9" x 2' 10" (1.44m x 0.87m)
Shower Room	9' 6" x 3' 7" (2.90m x 1.10m)
Stairs & Landing	19' 2" x 9' 10" (5.83m x 3.00m)

FIRST FLOOR

Bathroom	8' 3" x 5' 6" (2.52m x 1.67m)
Bedroom 2	12' 11" x 12' 4" (3.93m x 3.77m)
Study	8' 10" x 5' 0" (2.69m x 1.52m)
Bedroom 1	15' 9" x 11' 11" (4.80m x 3.63m)
Ensuite Shower Room	5' 10" x 5' 5" (1.78m x 1.64m)
Laundry Cupboard	6' 0" x 6' 0" (1.83m x 1.83m)
Stairs & Landing	9' 2" x 3' 0" (2.79m x 0.91m)

SECOND FLOOR

Bedroom 3	15' 5" x 10' 10" (4.70m x 3.29m)
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Possession

Available by arrangement, subject to satisfactory references and landlords consent.

Deposit

£3,500.

Additional Costs

Water, electricity, tv, wi-fi, occupiers rates, waste charge and annual boiler service.

Services

Mains water, electricity and drainage.
Electric central heating.

Please Note

Regret no pets or smokers.



Viewings By Arrangement Only.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.