

£3,000 p.c.m.



## 3 Mont Bleu, Les Cotils, St Peter Port

Immaculately Presented Three Bedroom Townhouse with Terrace & Parking

Perry's Guide Reference: 17 G4



- Immaculately Presented Modern Town House
- Three Bedrooms, Two Bathrooms
- Large Private Terrace
- Stunning Sea & Island Views
- Underground Parking For One Vehicle
- Regret No Children, Pets, Smokers or Sharers
- Available By Negotiation

3, Mont Bleu is a modern townhouse with stunning sea and island views from every floor.

The property is set over three floors comprising entrance hall, fitted kitchen, opening to sitting/dining room with doors leading out to private paved terrace on the ground floor. The first floor landing leads to two double bedrooms with fitted wardrobes and a family bathroom. The entire second floor is a large master bedroom with walk in wardrobe and ensuite bath and shower room.

Externally, the property includes an underground parking space for one vehicle. Internal viewing is highly recommended by Mawson Collins.













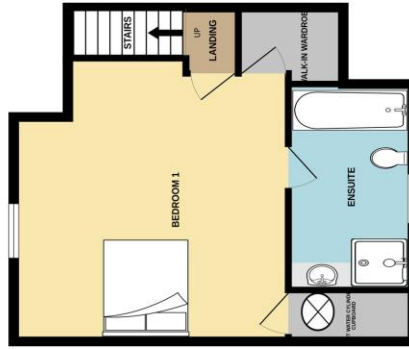




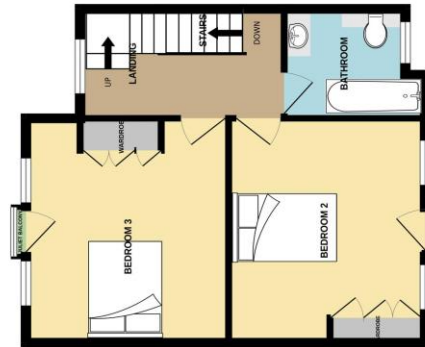




2ND FLOOR



1ST FLOOR



GROUND FLOOR



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**Appliances Include:**

- AEG electric oven
- Electric hob
- AEG extractor fan
- Bosch fridge
- Bosch freezer
- Neff dishwasher
- Hotpoint washing machine

**Room Measurements**

**GROUND FLOOR**

- Entrance Hall 17' 1" x 6' 8" (5.21m x 2.03m)
- Hallway Cupboard 2' 0" x 1' 5" (0.62m x 0.42m)
- Laundry Cupboard 2' 7" x 2' 3" (0.80m x 0.68m)
- Kitchen/Diner/Lounge 22' 6" x 13' 8" (6.85m x 4.17m)
- Terrace 21' 3" x 9' 5" (6.47m x 2.88m)

**FIRST FLOOR**

- Bedroom 2 13' 9" x 11' 1" (4.19m x 3.37m)
- Bedroom 3 13' 8" x 10' 6" (4.17m x 3.19m)
- Bathroom 8' 0" x 6' 9" (2.43m x 2.07m)

**SECOND FLOOR**

- Bedroom 1 17' 5" x 15' 7" (5.32m x 4.74m)
- Dressing Room 6' 5" x 5' 5" (1.95m x 1.66m)
- Ensuite 14' 4" x 5' 9" (4.36m x 1.75m)



### **Possession**

Available by negotiation subject to satisfactory references and landlords consent.

### **Deposit**

£3,000.

### **Additional Costs**

Electricity, water, tv, wi-fi, parochial rates, waste charge & annual boiler service.

### **Services**

Mains water, electricity and drainage.

Electric heating.

### **Please Note**

Regret no children, pets, smokers or sharers.

### **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.