



3 Vue Des Rades

Berthelot Street
St Peter Port

WELL PRESENTED FIRST FLOOR FLAT WITH SEA VIEWS

This well presented first floor flat is conveniently situated just a short stroll from the High Street and will be available from early December. The spacious accommodation comprises: **entrance hall**, large **living room** with sea and harbour views, fitted **kitchen**, large **double bedroom** with fitted wardrobes and an ensuite 3 piece **bathroom**.

LOCAL MARKET RENTAL

£1,440 pcm

- 1 Bedroom
 - First Floor
 - Central location
 - Harbour views
-
- TRP: 96
 - Perry's Ref: 5 K7
 - What3Words: squares.drips.miracle

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CARRÉ PROPERTY

Residential lettings, property management & select sales.

Les Pointues Rocques, Rue Des Pointues Rocques,

St. Sampson, Guernsey, GY2 4HW

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Rooms:

Entrance door opening into:

Communal Entrance Hall with stairs to:

FIRST FLOOR:

FLAT 3:

Entrance Hall: 6'11" x 5'10".

Entry phone. Fitted storage cupboard containing Range Tribune hot water cylinder. Doors to:

Lounge/diner: 18'8" x 16'7"

Two windows to front with island and harbor views. 3 windows to side. Night storage radiator. Opening through to:

Kitchen: 8'8" x 6'9".

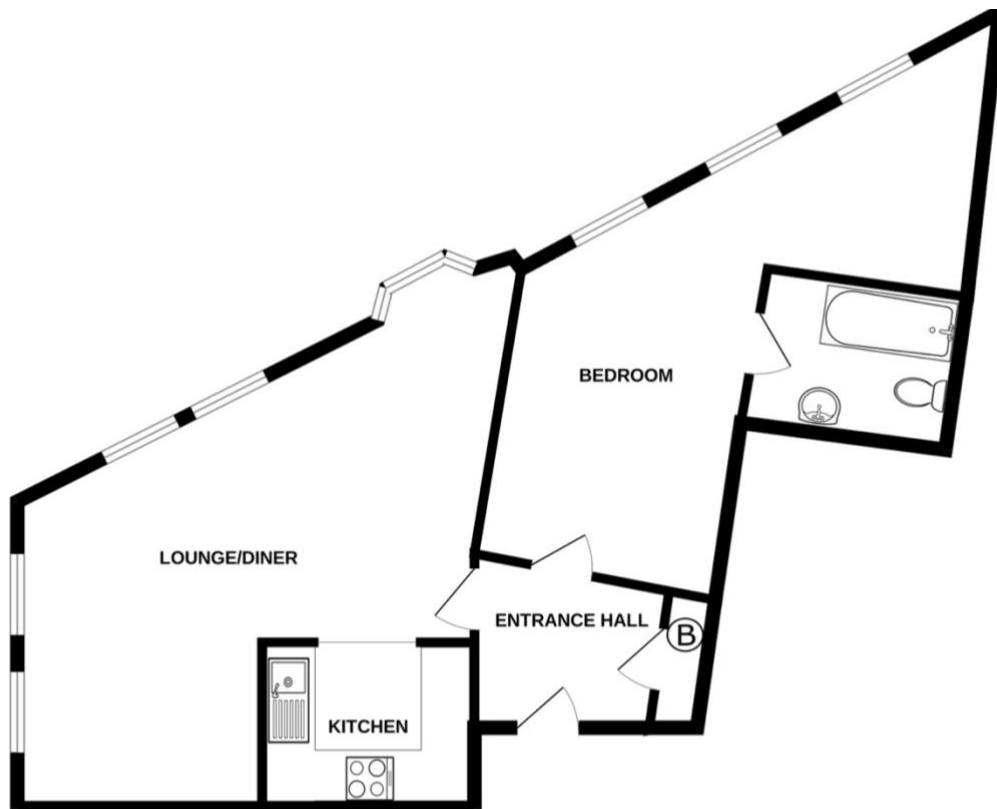
Fitted with a range of oak wall and base units, incorporating a stainless steel sink and drainer. Appliances include: oven with 4 ring hob and extractor fan over, Hotpoint undercounter fridge with freezer compartment and a Hotpoint washer/dryer. Tiled splashbacks. Samsung microwave. Kickspace heater.

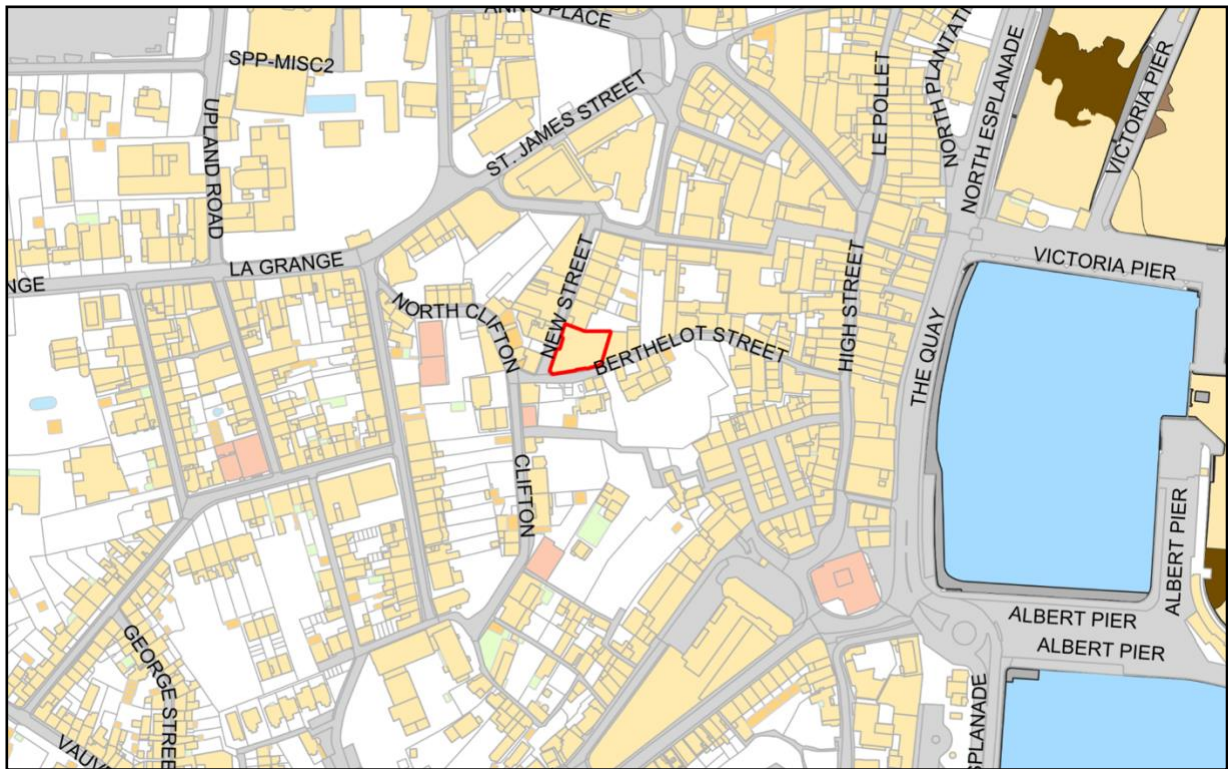
**Bedroom: 13'8" x 10'
+ 9'2" x 7'6" (dressing area).**

Three windows to side. Electric radiator. Fitted wardrobes. Panel heater.

Bathroom: 8'2" x 6'2" approx.

Three piece white suite, comprising: bath with shower unit over, W.C. and wash hand basin with light & mirror over. Envirovent extractor fan. Cupboard containing hot water cylinder. Dimplex heater.





SERVICES:

Mains electricity, water and drainage. Electric heating.

RENTAL:

£1,440 per calendar month. Deposit: £1,440

ADDITIONAL COSTS:

Utility bills (such as electricity, water, and cesspit charges), telephone and broadband installation and service, TV license, satellite or cable TV subscriptions, parochial rates, waste and recycling charges, refuse habitable unit charges, annual boiler service labour and insurance of personal possessions.

TERM:

One year (renewable).

CONDITIONS:

No smokers or sharers. No pets. Unsuitable for children.

AVAILABLE:

4th December 2026.

VIEWING:

By appointment through Carré Property Limited.

These particulars are provided for general guidance only. They do not form part of any offer or contract. While every effort has been made to ensure accuracy, the wording of the lease will govern the terms of any agreement. Prospective tenants should rely on the lease and seek their own legal advice if necessary.



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REGISTERED NUMBER: 50986