



## 5 St Martins Court

Rue Maze  
St Martin

### SMART TWO BEDROOM PENTHOUSE APARTMENT NEAR ST MARTIN'S VILLAGE

This light and spacious second-floor apartment is within walking distance of St Martin's Village. The accommodation comprises an **entrance hall**, a generous **open-plan lounge and dining room** with **fully fitted kitchen**, **two double bedrooms** both with **ensuite shower rooms**. Residents enjoy a south-facing enclosed communal garden and shared shed, with two allocated parking spaces.

Available 21<sup>st</sup> December 2026.

### LOCAL MARKET RENTAL

## £2000 pcm

- 2 Bedrooms
- Second floor
- 2 parking spaces
- Communal garden
- 2 ensuite rooms

- TRP: 92
- Perry's Ref: 30C1

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# CARRÉ

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**Rooms:**

**Second Floor**

**Entrance Hall:** 3.61m x 1.02m (11'10" x 3'4")

**Living Room:** 7.95m x 3.91m (26'1" x 12'10")

**Kitchen:** 2.72m x 2.57m (8'11" x 8'5")

**Bedroom 1:** 4.22m x 3.18m (13'10" x 10'5")

**Ensuite 1:** 3.2m x 0.86m (10'6" x 2'10")

**Bedroom 2:** 4.22m x 3.18m (13'10" x 10'5")

**Ensuite 2:** 2.21m x 2.11m (7'3" x 6'11")





|                                 |                                                                                                                                                                                                                                                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>SERVICES:</u></b>         | <b>Mains electricity, water and drainage. Electric central heating (Heatstor Boiler), underfloor heating in shower rooms. uPVC double glazing.</b>                                                                                                                                                         |
| <b><u>PARKING:</u></b>          | Two allocated parking spaces within the gated parking area, plus visitor parking.                                                                                                                                                                                                                          |
| <b><u>RENTAL:</u></b>           | <b>£2000</b> per calendar month. <b>Deposit: £2000</b>                                                                                                                                                                                                                                                     |
| <b><u>ADDITIONAL COSTS:</u></b> | Utility bills (such as electricity and water 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. |
| <b><u>TERM:</u></b>             | One year (renewable)                                                                                                                                                                                                                                                                                       |
| <b><u>CONDITIONS:</u></b>       | Non-smokers. No pets. Unsuitable for young children.                                                                                                                                                                                                                                                       |
| <b><u>AVAILABLE:</u></b>        | 21 <sup>st</sup> December 2026                                                                                                                                                                                                                                                                             |
| <b><u>VIEWING:</u></b>          | 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.