



2 Marston

Rue Des Pointues Rocques
St Sampson

SPACIOUS FIRST FLOOR 2 BED APARTMENT WITH GARDEN & PARKING

This lovely first floor apartment enjoys rooftop views towards the Castle and harbour and is situated near to Delancey Park and just a short distance from both St Peter Port centre and the Bridge. The spacious accommodation includes **2 double bedrooms** plus a **dining room/study**, a separate fitted **kitchen, lounge** and a 3 piece **bathroom**. To the rear is a lawned garden with decked patio and garden shed and parking for 2 cars is provided at the front.

Available End October 2026. Unsuitable for young children. No pets.

LOCAL MARKET RENTAL

£1,800 pcm

- 2 Bedrooms
- First Floor
- 2 parking spaces
- Convenient location
- Rooftop views towards harbour
- TRP: 96
- Perry's Ref: 10 C/D4
- What3Words: unscrew.hands.acclaim

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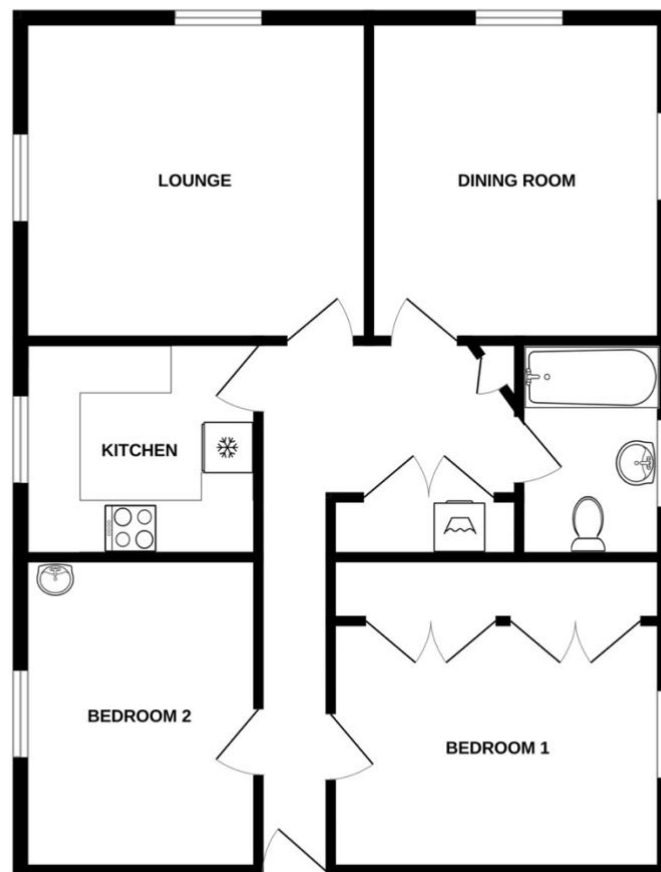
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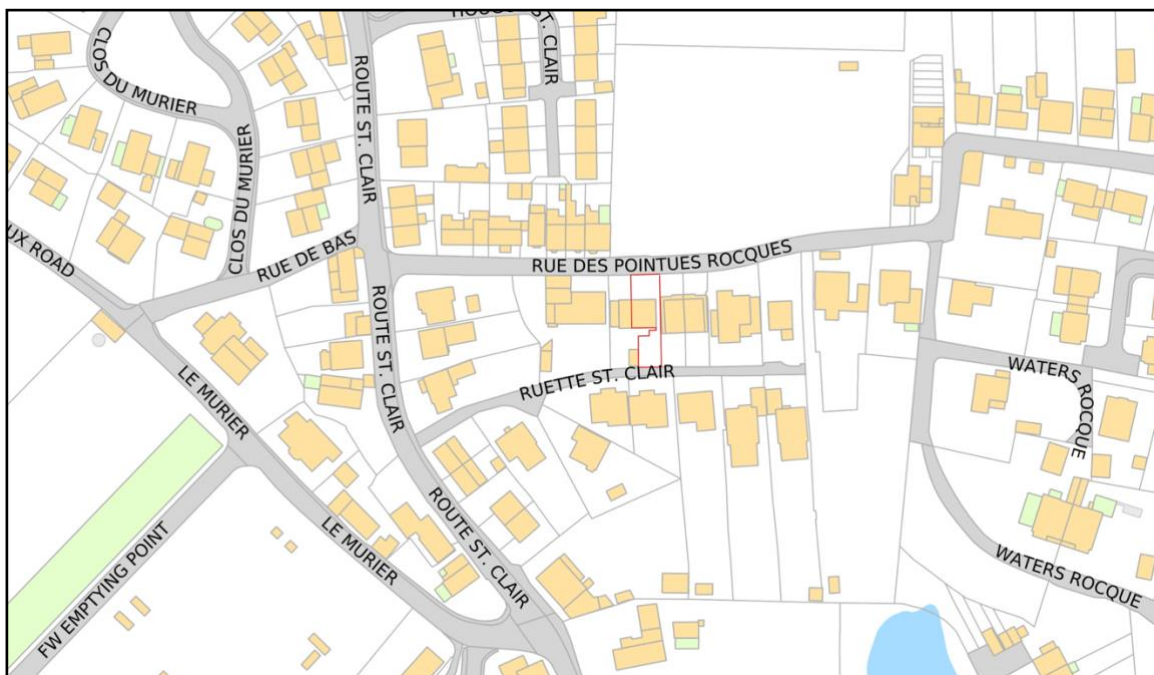




Rooms:

- Entrance Hall:** 12' x 2'9" + 9' x 8'3". Half-glazed front door. Large storage cupboard with space for a condenser tumble drier. A fitted corner cupboard houses the electricity fuse boxes and a hatch to the roof space provides additional storage facilities. Smoke detector.
- Lounge:** 13'3" x 12'3". Large window to rear with rooftop views across the harbour towards Castle Cornet. Window to side.
- Kitchen:** 9'9" x 8'3". Fitted with a range of light wood floor and wall units with granite effect work surfaces over incorporating a 1½ bowl stainless steel sink with tiled splashbacks. Window to rear with sea and roof top views to town. Vinyl flooring. Appliances include: Indesit oven, four ring hob with extractor over, Bosch freestanding fridge/freezer, Hotpoint dishwasher, washing machine and microwave.
- Master Bedroom:** 12' x 9'. Large window to front. Mirror fronted fitted wardrobes.
- Bedroom Two:** 11'9" x 9'. Large window to front with views. Wash hand basin with wall mirror and light/shaver point over.
- Dining Room:** 12' x 11'3". Shelved alcoves. Large window to front and smaller window to side.
- Bathroom:** 8'3" x 5'6". Large window to front. Three piece suite comprising: a panel bath with glass shower screen, mixer taps and shower attachment over, WC and pedestal wash hand basin. Fully tiled ceramic walls and flooring.
- Exterior:** An enclosed tarmac forecourt, bound by low red brick walls, belongs to this apartment and provides parking for 2 cars. A shared paved and gravelled path to the side of the property, with three steps, leads to a south facing rear garden (approximately 28' x 20'; for sole use of Apartment 2) laid to lawn. Timber garden shed.





<u>SERVICES:</u>	Mains water, electricity and drainage. Electric central heating.
<u>PARKING:</u>	Driveway parking for up to 2 cars at the front of the property.
<u>RENTAL:</u>	£1,800 per calendar month. Deposit: £1,800
<u>ADDITIONAL COSTS:</u>	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, and insurance of personal possessions.
<u>TERM:</u>	One year.
<u>CONDITIONS:</u>	No smokers or sharers. No pets. Unsuitable for young children.
<u>AVAILABLE:</u>	End October 2026.
<u>VIEWING:</u>	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.