

LOCAL/OPEN MARKET FOR RENT

W: [lovellsproperty.com](https://www.lovellsproperty.com) T: 723630

Est 1879

LOVELLS



Apartment 6, Victoria Court

£1,450pcm – Local Market

Victoria Avenue, St Sampson, GY2 4BB
Perry's Guide Ref: 10 C5, TRP: 115

- Spacious apartment
- Available start of October
- Unfurnished
- Rent incl Service Charge & water
- Suitable for children, no pets
- South facing terrace & parking

 **02**
BEDROOM(S)

 **02**
BATHROOM(S)

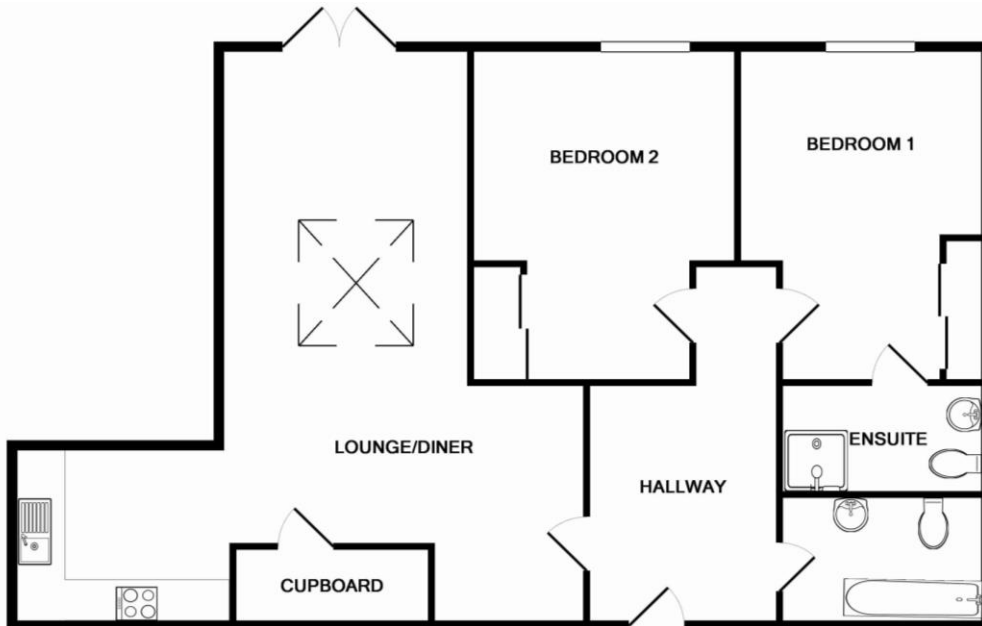
 **02**
PARKING

Apartment 6, Victoria Court

£1,450pcm

A lovely bright and airy two bedroom/two bathroom apartment ideally located between the Town and Bridge. The property offers a large living area, two bedrooms, two bathrooms, two allocated on-site parking spaces and a south facing terrace directly from the apartment. The rent includes the monthly service charge and water rates. The property can possibly be available as early as the end of August by prior negotiation.

SUITABLE FOR CHILDREN, NO PETS OR SMOKERS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

Travelling along Les Banques, turn left into Victoria Avenue and the apartment is located directly above The Island Bowl at the end of the road.

Rooms

Entrance Hallway

Kitchen/Lounge/Diner: 28'5 min x 20'5 + 11'8 x 9'11

Bathroom:

Bedroom 1: 16'5 x 9'10

En-suite Shower Room:

Bedroom 2: 17'7 max x 9'1

Exterior

Fittings

All fitted flooring, blinds, light fittings and the kitchen appliances as listed. Hotpoint appliances include: dishwasher, fridge/freezer, electric oven, grill and four ring hob with extractor over. Large walk-in storage cupboard with Hotpoint washer/dryer.

Services

Mains electricity, water and drainage.
Electric glass panel heating.

Availability

Available start of October.

Viewing

Strictly by appointment with Lovell & Partners.

Further information

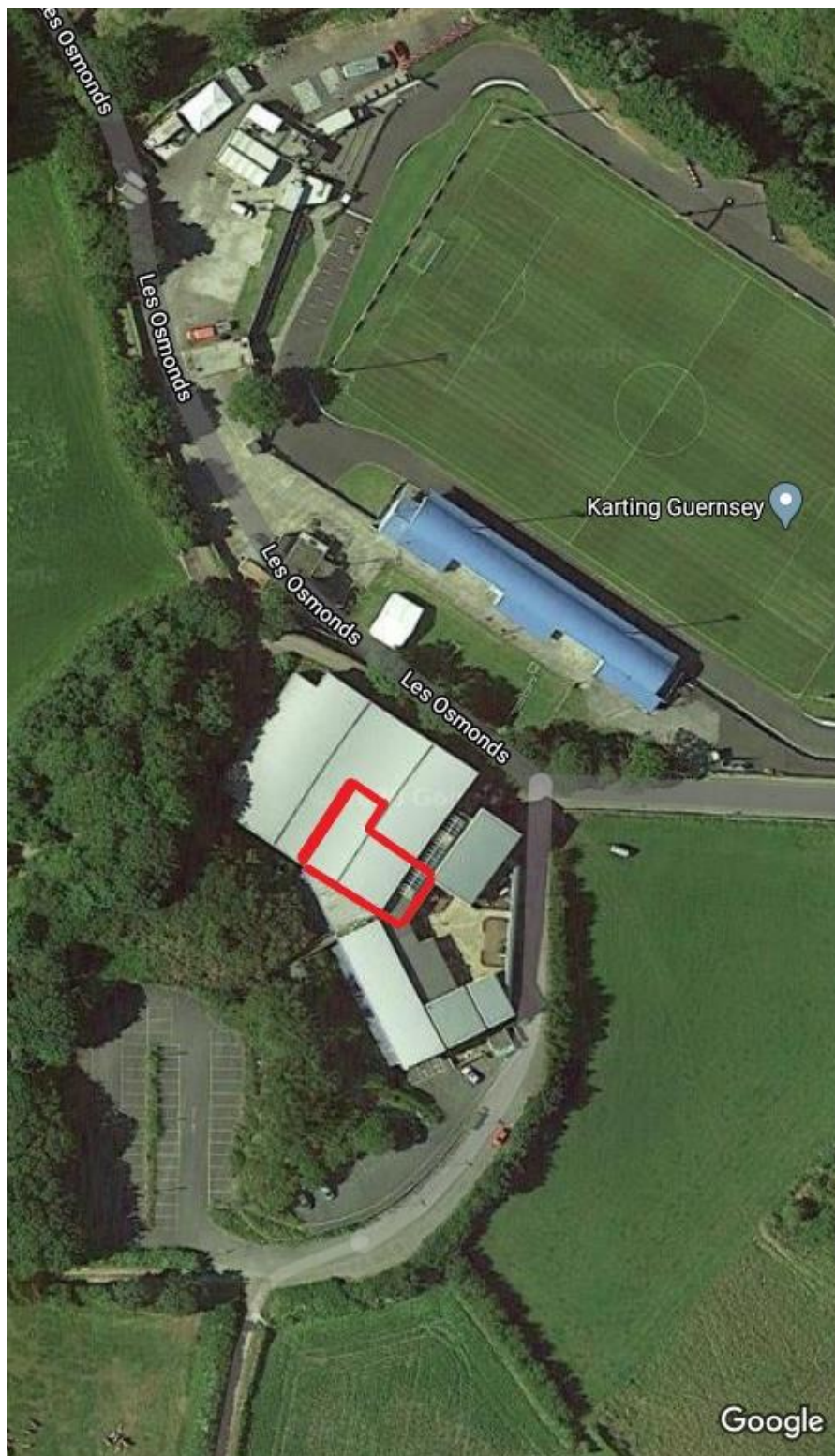
If you would like any further information or wish to view the property please contact us on 01481 723636.

Opening Hours

Monday to Friday: 8.45am to 5.00pm
Saturdays and out of hours by prior arrangement.



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