

2 Charmouth Court

TO LET



First Tower Lane
St Peter Port

2 Bedrooms

- Within new development of four properties
- 2 double bedrooms and bathroom
- Open plan living/kitchen/dining space
- Electric underfloor heating throughout
- Garden and parking for 2 vehicles
- Close to Admiral park facilities and town

£1,600pcm TRP 92 REF 198



Chateaux Estate Agency is extremely proud to present 2 Charmouth Court in this prestigious development of 4 new properties. Situated in a quiet road in the Admiral Park district this home benefits from 2 parking spaces and a south facing rear garden. The property offers open plan living space with lounge, quality fitted kitchen by Acorn Lifestyle plus cloakroom with Travertine flooring on the ground floor, whilst on the first floor are 2 double bedrooms and a fully tiled Travertine bathroom. Another benefit is the underfloor electric heating plus all Oak doors with satin and chrome handles. For clients looking to rent in Town yet not wanting to sacrifice that all-important parking, this property offers a wonderful opportunity to rent a low maintenance home in a quiet position away from any traffic noise yet still within walking distance of the Town centre for work and play! Internal viewing is highly recommended.

ENTRANCE HALL

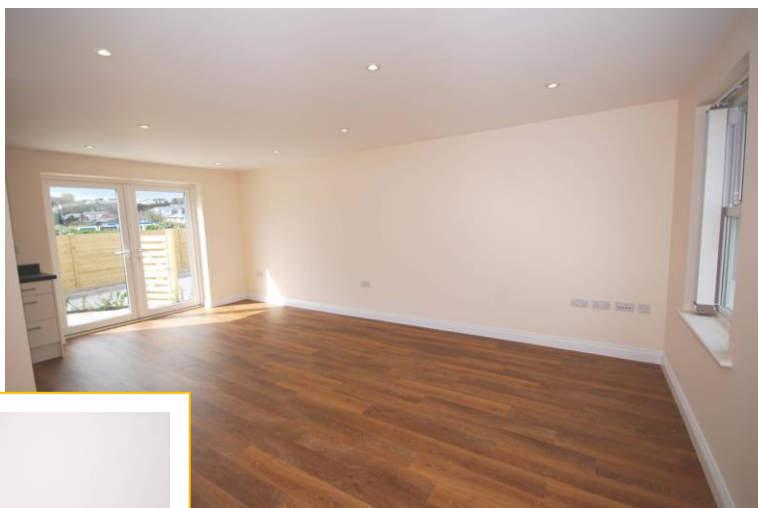
Entered via uPVC door, doors off to cloakroom and lounge, stairs to first floor.

CLOAKROOM

Tiled floor with wash hand basin and wc in white.

LOUNGE 3.9m (12'10") x 3.6m (11'10")

Two windows to front and large opening to rear leading into dining area and kitchen.



KITCHEN/DINING AREA 6.1m (20'0") x 2.35m (7'9")

Quality fitted kitchen with integrated appliances including fridge/freezer, oven, hob and extractor along with washer/dryer and dishwasher. Window to rear and double doors to garden from dining area.

BEDROOM 1 6m (19'8") Max x 2.8m (9'2")

Double bedroom with three windows to front and cupboard housing hot water cylinder. Fitted run of wardrobes and dressing table.



BEDROOM 2 3.9m (12'10") x 3.1m (10'2")

Double bedroom with two windows to rear and ample space for wardrobes.



BATHROOM 2.35m (7'9") Max x 2.05m (6'9")

Three piece suite in white comprising of bath with shower over, wash hand basin and wc. Fully tiled with window to rear.



EXTERIOR

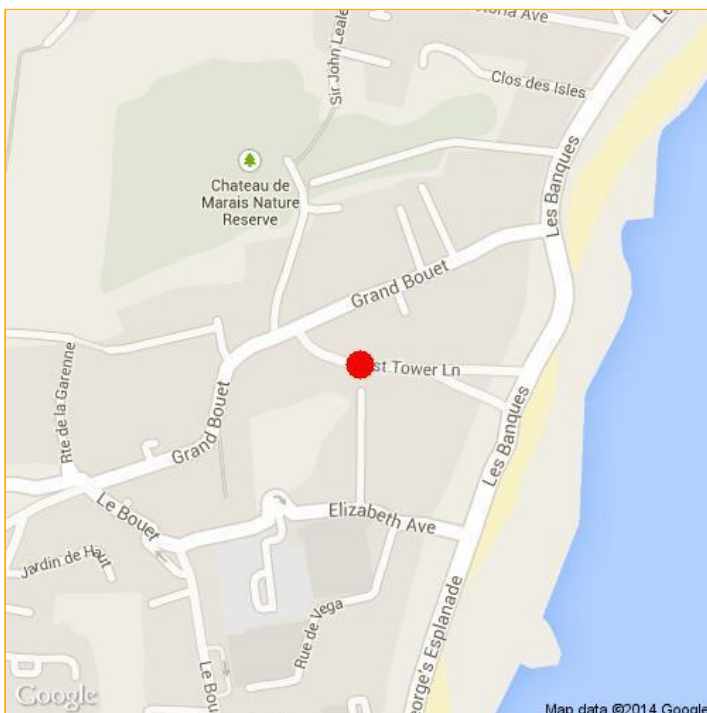
A blocked paved driveway leads to parking for two cars directly behind the rear garden with a gate leading to it. The south facing garden is laid to patio and gravel and comes complete with a wooden shed.



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Floor Plan



SERVICES: Electricity, Water, Drainage, Telephone

VIEWING: Strictly by appointment through the vendors sole agent - **Chateaux Estate Agency Limited**.

POSSESSION: Available soon, no pets or smokers

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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