

**SOLE  
AGENT**

## 12 Durrington Court

Les Banques | St Sampson |

Modern and spacious first floor flat located in a quiet complex with the centre of St Peter Port and The Bridge both a short drive away. Accommodation comprises lounge/diner, kitchen, bedroom and bathroom. There is a secure single car garage which can also be used for storage. Regret no smokers or pets. Offered part furnished. Available 1st September.

1 BEDROOM

1 BATHROOM

1 RECEPTION

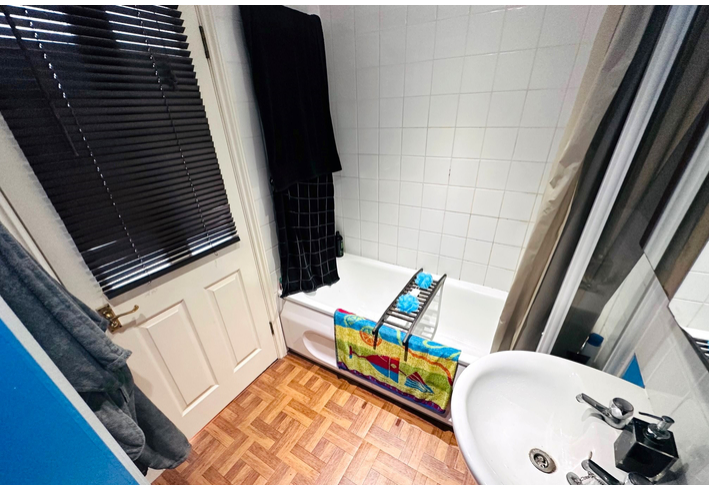
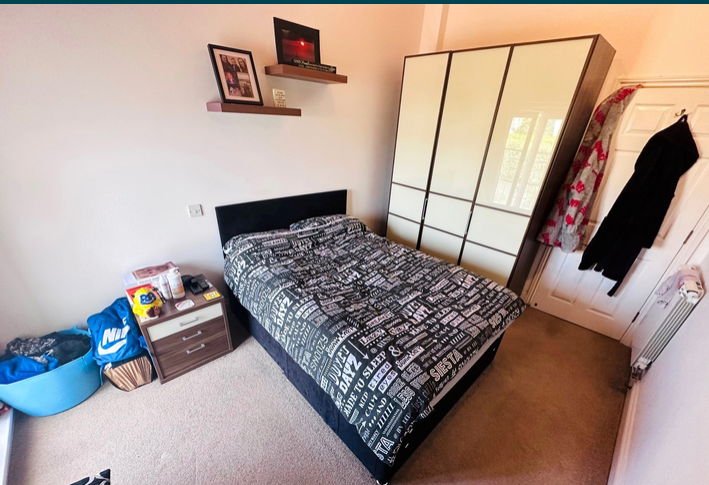
**£1,400 pcm**

Shields  
& Rutland

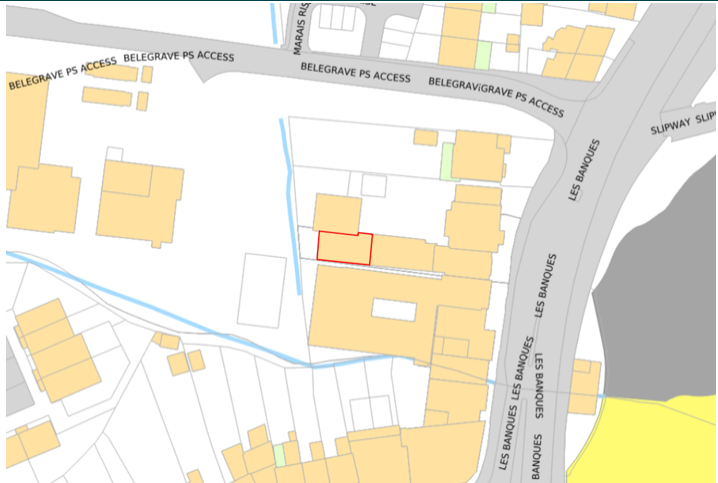
PHOTOS



PHOTOS



# SPECIFICATIONS



## Hallway

4.36m x 1.31m (14' 4" x 4' 4")

## Lounge/Diner

5.31m x 4.12m (17' 5" x 13' 6")

## Kitchen

2.78m x 2.12m (9' 1" x 6' 11")

## Bedroom

3.79m x 2.79m (12' 5" x 9' 2")

## Bathroom

2.30m x 1.73m (7' 7" x 5' 8")

## Parking

There is a secure single car garage which can be used for storage.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- High ceilings
- Spacious and light
- Secure parking
- Convenient location
- Good storage

## SERVICES

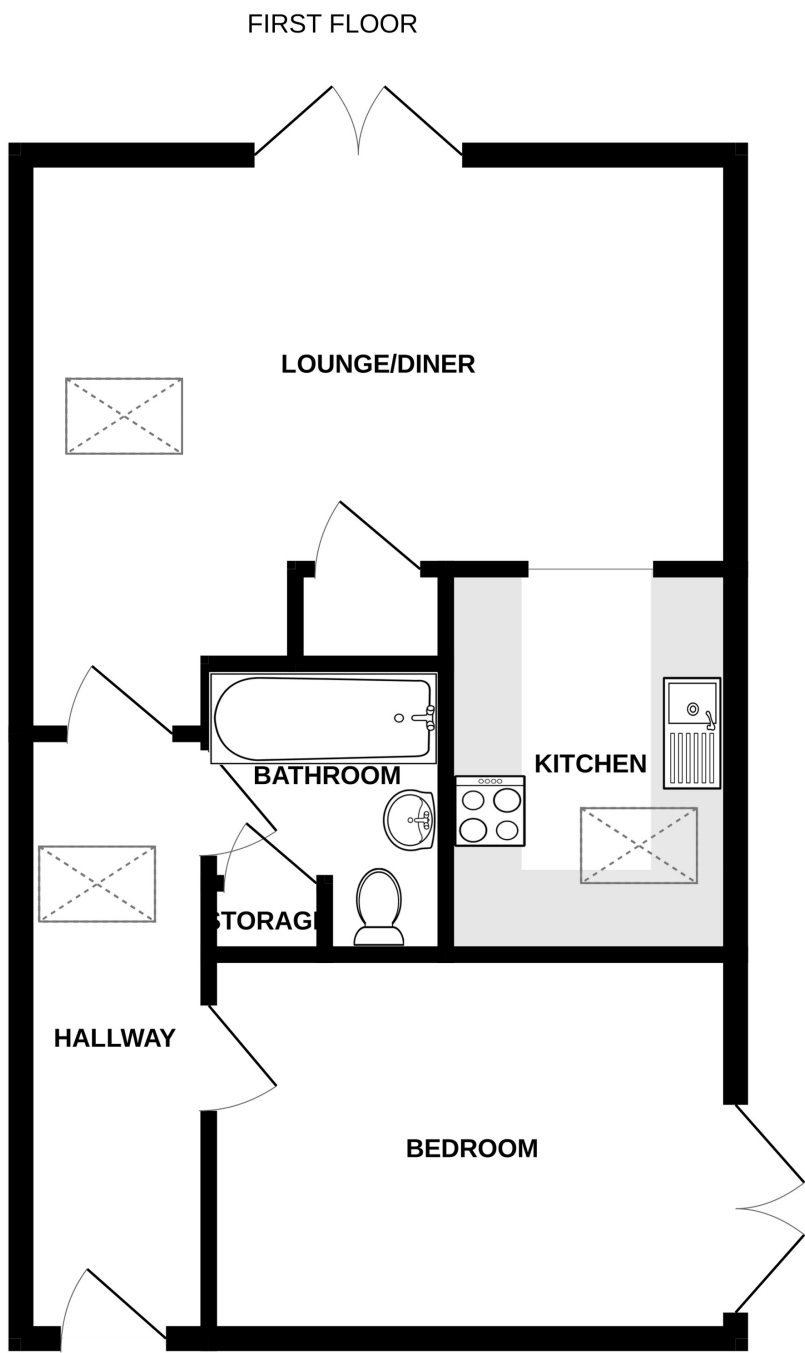
Mains water, electricity and drainage.

## APPLIANCES INCLUDED

- Ariston four ring hob
- Hotpoint electric oven
- Hotpoint washer/dryer
- Hotpoint fridge/freezer
- Hotpoint extractor fan
- Vaillant gas fired boiler

## SCHOOL CATCHMENT

N/A



12 DURRINGTON COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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