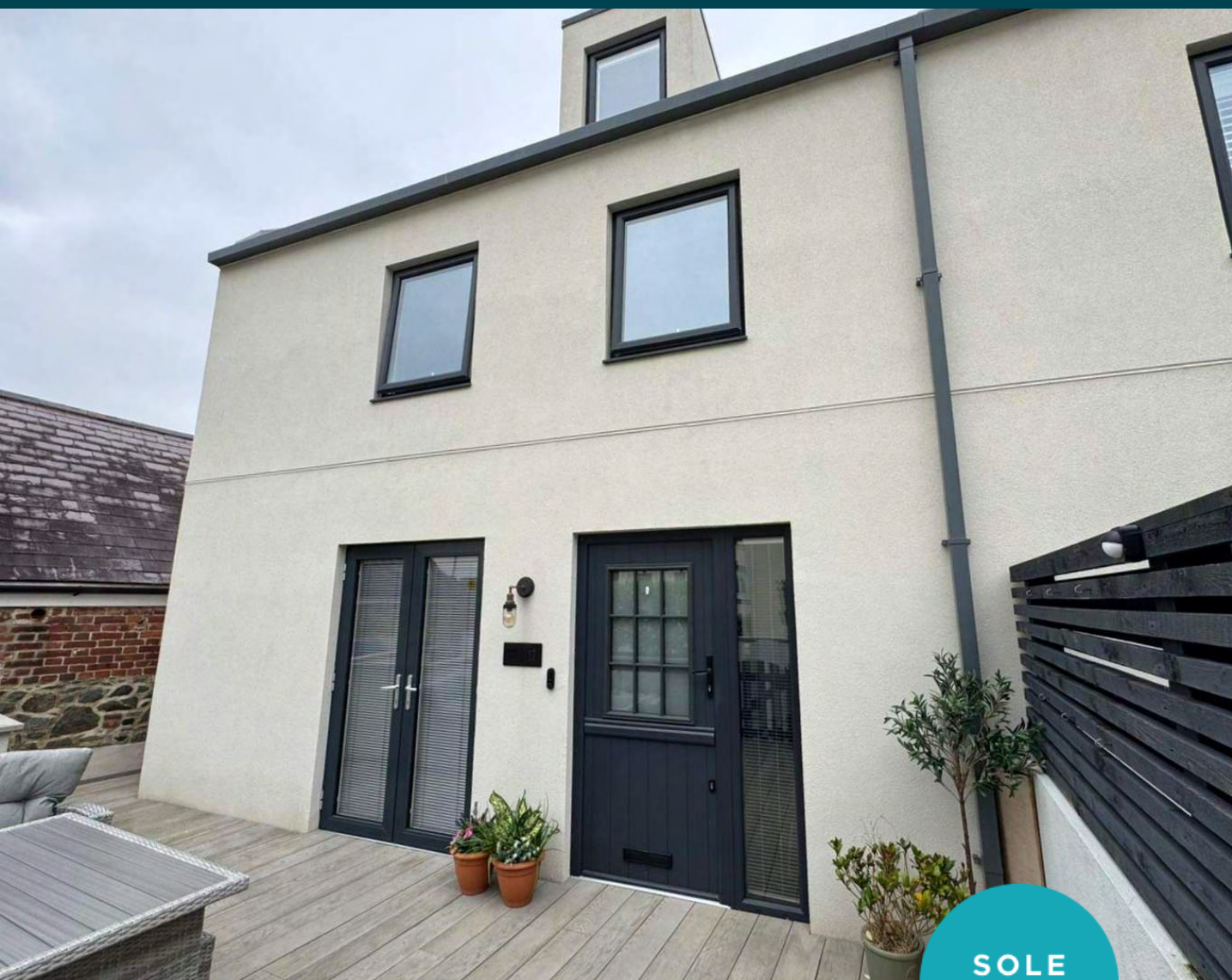




17Infinity Lofts

Les Amballes | St Peter Port | Guernsey | GY11WT

This immaculately presented three bedroom family home is situated within a quiet, modern development and is located on the outskirts of the town centre with shops and restaurants nearby. Accommodation comprises entrance hall, kitchen/diner, lounge, three bedrooms (with en-suite to master), bathroom and WC. To the front of the property is an enclosed, low maintenance patio area. There is secure, underground parking for two cars. Regret no smokers. Small pet may be considered by the landlord. Available start of December 2025.

£3,100 pcm

3 BEDROOMS

2 BATHROOMS

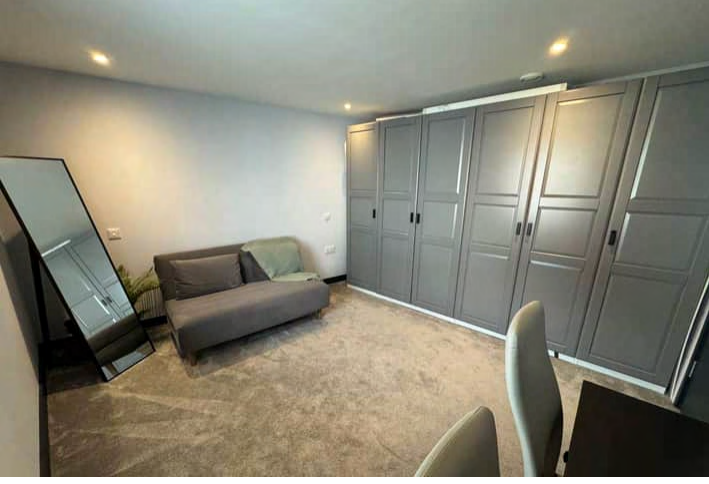
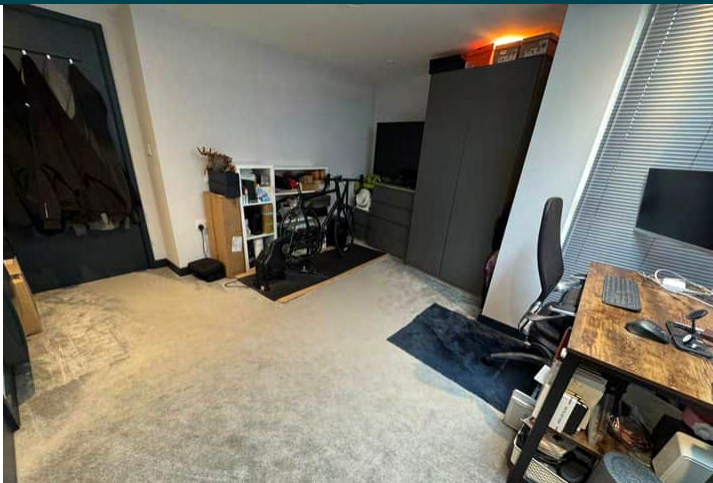
1 RECEPTION

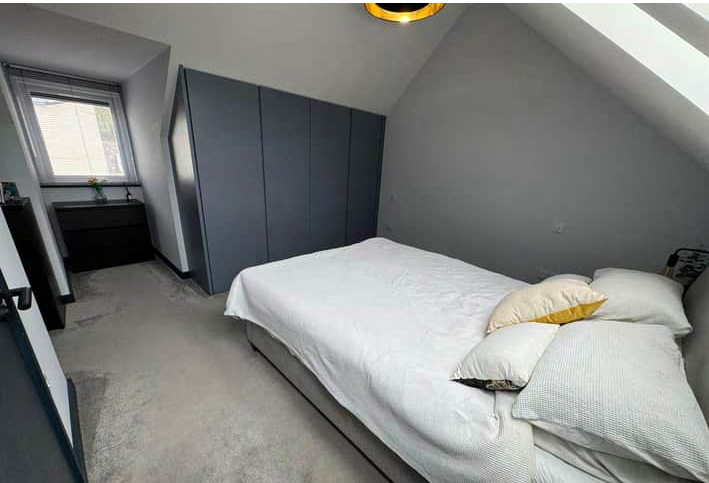
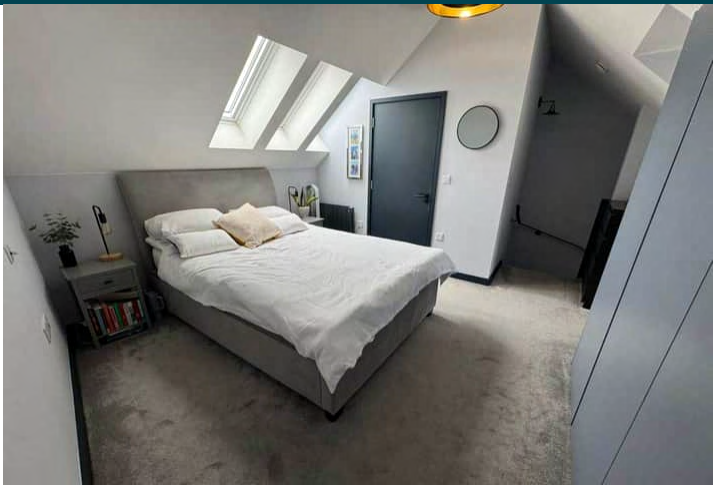
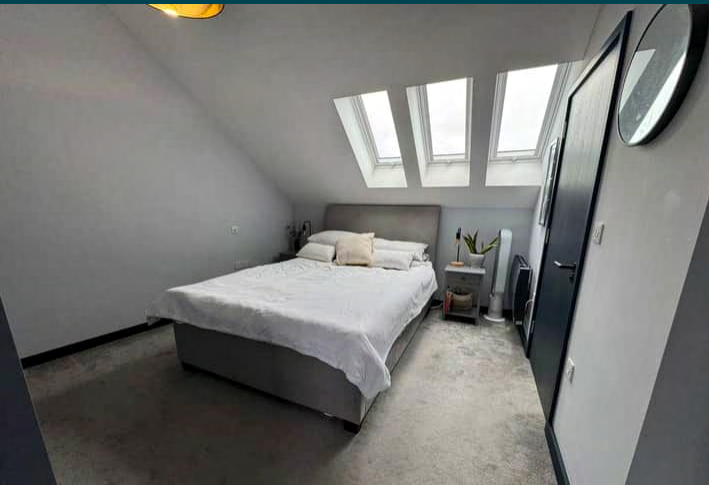
**Shields
& Rutland**

PHOTOS

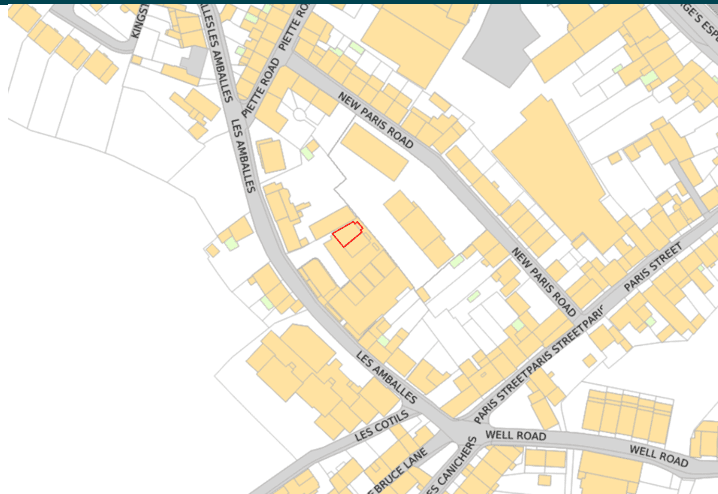


PHOTOS





SPECIFICATIONS



Entrance Hall

2.48m x 1.17m (8' 2" x 3' 10")

Kitchen/Diner

5.23m x 4.68m (17' 2" x 15' 4")

Lounge

4.79m x 4.33m (15' 9" x 14' 2")

WC

1.64m x 0.96m (5' 5" x 3' 2")

First Floor Landing

5.09m x 1.13m (16' 8" x 3' 8")

Bedroom 2

3.87m x 3.74m (12' 8" x 12' 3")

Bedroom 3

3.59m x 3.54m (11' 9" x 11' 7")

Bathroom

2.72m x 1.68m (8' 11" x 5' 6")

Cylinder Cupboard

1.45m x 0.96m (4' 9" x 3' 2")

Utility Cupboard

0.97m x 0.62m (3' 2" x 2' 0")

Second Floor Landing

2.26m x 1.27m (7' 5" x 4' 2")

Master Bedroom

5.43m x 3.48m (17' 10" x 11' 5")

Ensuite

1.72m x 1.39m (5' 8" x 4' 7")

Garden

To the front of the property is an enclosed, low maintenance patio area.

Parking

There is secure underground parking for two vehicles.

PRICE INCLUDES

Curtains/blinds, flooring/carpet and light fittings

SPECIAL FEATURES

- Light and spacious accommodation
- Convenient town location
- Modern development
- Secure parking

SERVICES

Mains water, electricity and drainage.

APPLIANCES INCLUDED

- Neff induction hob
- Neff oven
- Neff microwave
- Neff fridge/freezer
- Neff dishwasher
- Washing machine

SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School



17 INFINITY LOFTS

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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