



SOLE  
AGENT

## The Annexe, Brookleigh

Queens Road | St Peter Port | GY11PU

This light and spacious furnished annex is in a desirable St Peter Port location with Kings Club, Beau Sejour and central town all in comfortable walking distance. Accommodation comprises entrance porch/utility area, open plan kitchen/ lounge/diner, two bedrooms and a bathroom. There is parking for a small car. Would suit a mature single person. Regret no smokers, sharers or pets. Available immediately.

2 BEDROOMS

1 BATHROOM

1 RECEPTION

**£1,650 pcm**

Shields  
& Rutland



PHOTOS

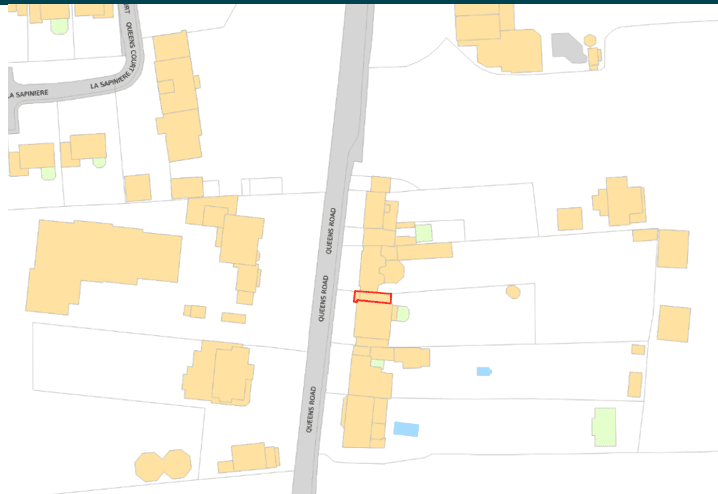




PHOTOS



# SPECIFICATIONS



**Entrance Porch/Utility Area**

2.73m x 1.53m (8' 11" x 5' 0")

**Kitchen/Lounge/Diner**

8.78m x 2.97m (28' 10" x 9' 9")

**First Floor Landing**

1.83m x 1.50m (6' 0" x 4' 11")

**Bedroom 1**

3.87m x 2.97m (12' 8" x 9' 9")

**Bedroom 2**

3.11m x 2.84m (10' 2" x 9' 4")

**Bathroom**

2.13m x 1.25m (7' 0" x 4' 1")

**Parking**

There is parking for one car.

**PRICE INCLUDES**

Curtains, carpets/flooring and light fittings

**SPECIAL FEATURES**

- Light and spacious
- Desirable location
- Parking for 1 car

**SERVICES**

Mains water, electricity and drainage.

**APPLIANCES INCLUDED**

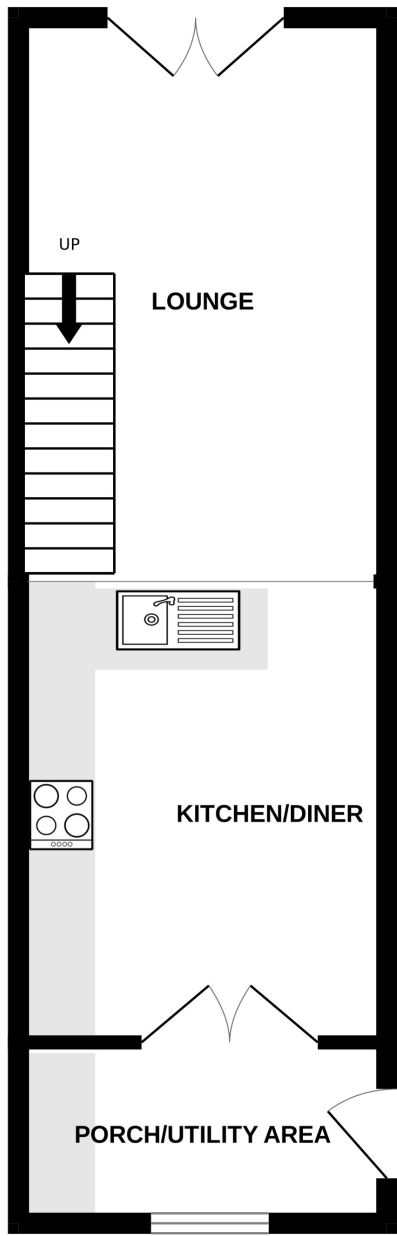
- Single oven
- Beko four ring induction hob
- Extractor fan
- LEC fridge
- Candy washing machine
- Hotpoint tumble dryer

**SCHOOL CATCHMENT**

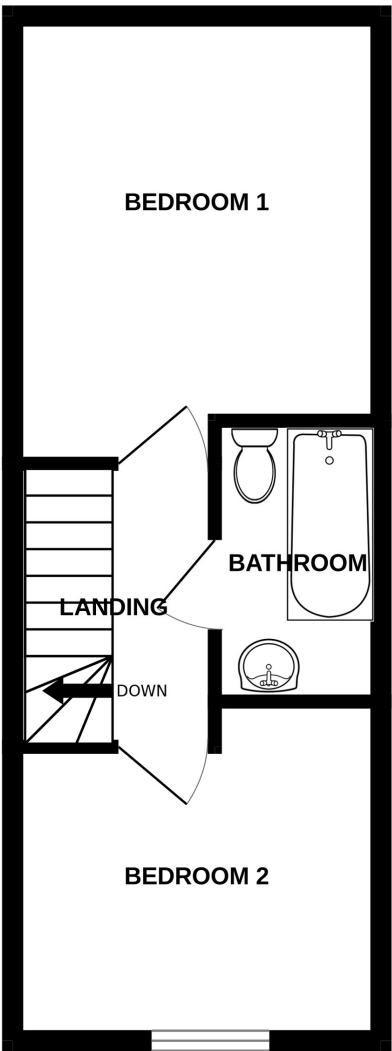
n/a



GROUND FLOOR



1ST FLOOR



THE ANNEX, BROOKLEIGH

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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