

**SOLE  
AGENT**

## Apartment 2, Elm Grove Court

11 Elm Grove | St Peter Port | GY11UR

This duplex apartment occupies the top two floors of a modern development and benefits from its own private entrance and one parking space. The property is located in a highly desirable area with Candie Gardens and Beau Sejour on the doorstep and the centre of Town a short walk away. Accommodation comprises a large open plan kitchen/lounge diner with a separate breakfast area, two double bedrooms and a bathroom. Parking is provided by one allocated space at the rear. Regret no smokers or pets. Child at Landlords discretion. Available November 2025.

**2 BEDROOMS**

**1 BATHROOM**

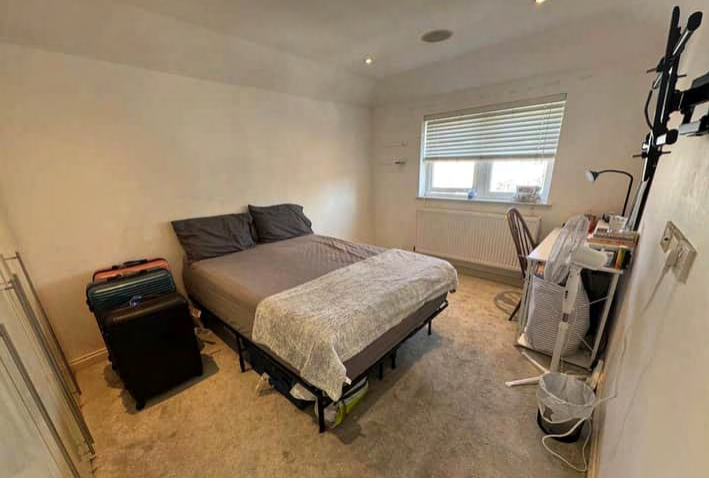
**1 RECEPTION**

**£2,000 pcm**

**Shields  
& Rutland**



PHOTOS





PHOTOS



# SPECIFICATIONS



## Entrance Hall

4.12m x 1.28m (13' 6" x 4' 2")

## Lounge/Diner

6.69m x 5.14m (21' 11" x 16' 10")

## Kitchen Area

6.59m x 1.32m (21' 7" x 4' 4")

## Bedroom 1

4.40m x 2.93m (14' 5" x 9' 7")

## Bathroom

2.27m x 2.05m (7' 5" x 6' 9")

## Stairs

4.21m x 2.16m (13' 10" x 7' 1")

## Bedroom 2

5.02m x 3.37m (16' 6" x 11' 1")

## Parking

There is an allocated parking space for one car.

## PRICE INCLUDES

Flooring/carpet, blinds and light fittings

## SPECIAL FEATURES

- Private entrance
- Convenient location
- Allocated parking space
- Good storage

## SERVICES

Mains water, electricity and drainage.

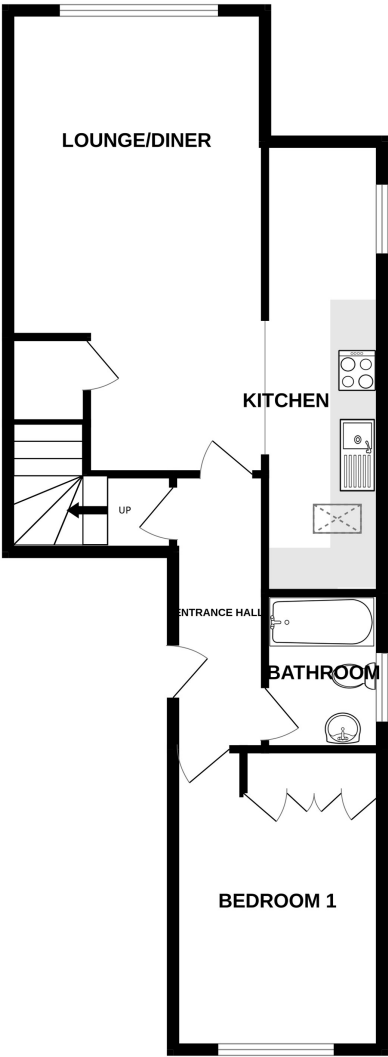
## APPLIANCES INCLUDED

- Oven
- Extractor fan
- Washing machine
- Fridge/freezer

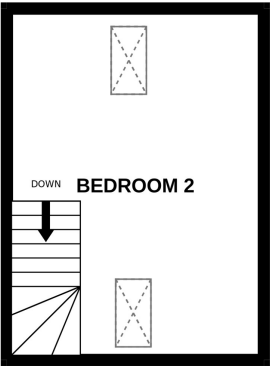
## SCHOOL CATCHMENT

Amherst Primary School and Les Varendes High School

1ST FLOOR



2ND FLOOR



2 ELM GROVE 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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