



4 Belmont House

POA

Queens Road, St Peter Port, GY1 1PU

OPEN MARKET RENTAL | SOLE AGENT



Forming part of an elegant period Townhouse this beautifully presented ground floor apartment offers high spec, contemporary accommodation.

Located on the western outskirts of Town this low maintenance home is complemented by its own private courtyard garden, garage and allocated parking.

School catchment: Vauvert Primary and Les Beucamps High.

Key facts

🏠 x2 📄 x2

- Beautifully presented apartment
- Ideally located close to Town
- Garden, parking and garage
- Strictly no smokers, sharers or pets
- Available by negotiation



Entrance hall

16'8 x 3'7 (5.0 x 1.1m)

Intercom telephone, solid wood flooring.

Kitchen/dining room

14'8 x 10' (4.5m x 3.1m)

Stylishly fitted with a range of light floor and wall units with black granite worksurfaces incorporating Franke 1 ½ bowl stainless steel sink unit. Solid wood flooring, table and chairs.

APPLIANCES

- Miele double oven
- Induction hob
- Extractor fan
- Integral fridge/freezer



Lounge

18'8 x 15'8 (5.6m x 4.7m)

Feature fireplace set in marble hearth and limestone surround and mantle, working wooden shutters.





Inner hallway

7'8 x 4'8 (2.4m x 1.4m)

Bedroom 1

15' x 12' (4.5 x 3.7m)

Stainless steel double bed and fitted double wardrobe, airing cupboard housing central heating boiler and shelving.

En suite shower room

8'2 x 7'4 (2.5m x 2.2m)

Fitted with a three piece suite in white comprising corner shower, wash hand basin set in vanity unit and wc with concealed cistern. Fully tiled floor and part tiled walls.

Bedroom 2

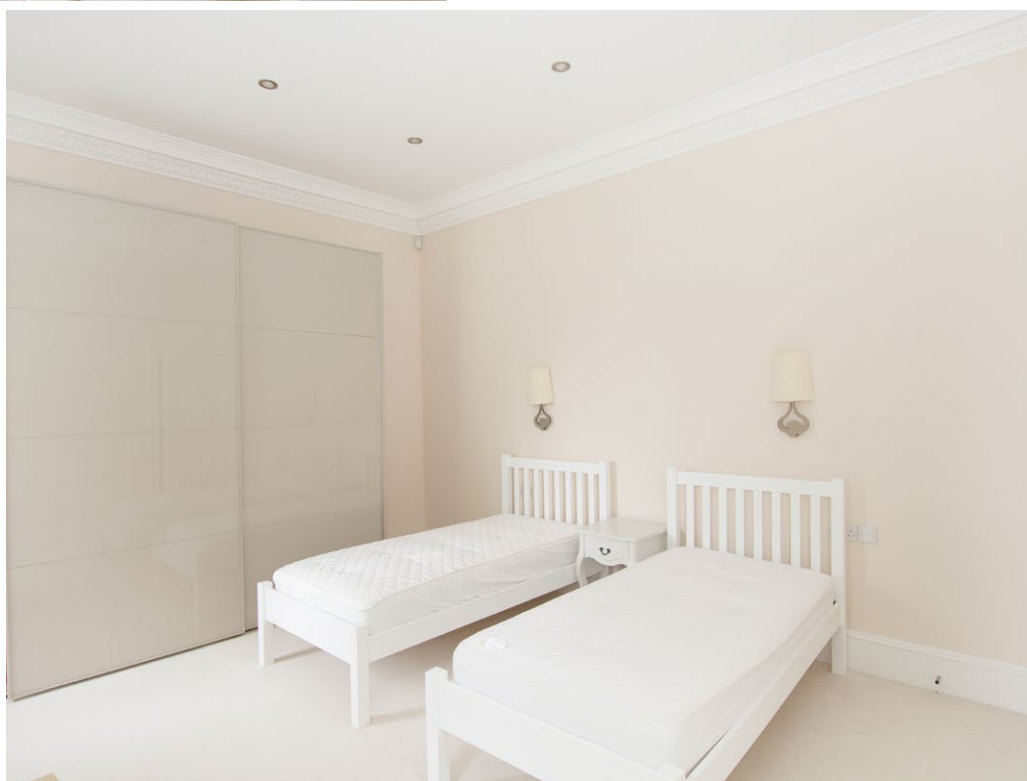
15'6 x 14'5 (4.7m x 4.4m)

Double sliding fitted wardrobe.

Bathroom

7'5 x 6'7 (2.3m x 2m)

Fitted with a three piece suite comprising bath with shower over, wash hand basin set in vanity unit, wc with concealed cistern. Fully tiled floor and walls.



EXTERIOR

The property is approached via an in-and-out driveway with communal gardens. There is allocated parking for one car and an attached single garage.

LEASE

Term: 1 year minimum

Rent: POA

Deposit: Equivalent to 3 month's rent

Available: By negotiation

Restrictions: Strictly no smokers, sharers or pets.

Additional Costs: Utility bills ie electricity, water, telephone, all rates and house insurance.

Personal References: From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

Bank Reference: A bank reference requested by Cooper Brouard and authorised by and at the cost of the prospective tenant is required confirming the prospective tenant is able to pay the rent on a regular basis.

Proof of identity: Copy or sight of passport or driver's licence and last three utilities bills.

Housing permit (if applicable): Proof that a housing permit has been issued. A housing permit will be required for each individual if the property is to be occupied by persons that are not your immediate family.

Services: Mains electricity, water and drainage. Electric central heating.

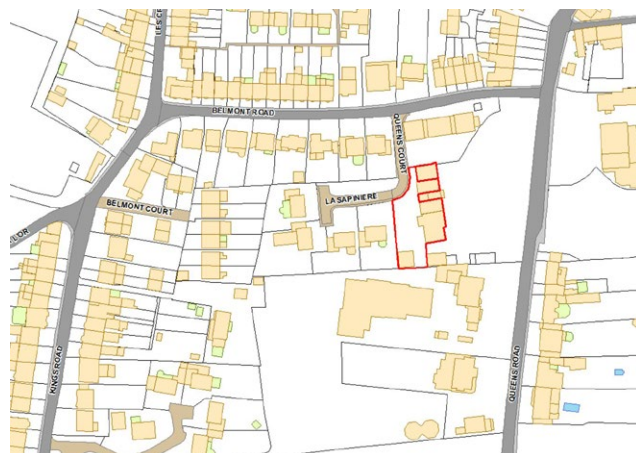
Finding the property: The apartment is accessed through the communal entrance hall.

To the rear of the property there is a paved courtyard which is enclosed by half height walls with shrub borders.

Perry's ref: 25 E1

TRP: 152

Cadastre: A307220000



Mapping / Aerial Photography Copyright (C) States of Guernsey 2020

Floorplan



CONTACT OUR OPEN MARKET RENTALS TEAM



Cathy



Heather



Alasdair



Charlie



Emma



Kate

CooperBrouard
GUERNSEY'S ESTATE AGENT



Cooper Brouard Estate Agents
The Old Post
Grande Rue
St Martin's
Guernsey GY4 6RR

T +44 1481 236039
F +44 1481 237305
E enq@cooperbrouard.com
W www.cooperbrouard.com

Local Market
Open Market
Sales

Lettings & Management
Auctions
Valuations

