



1 Bedroom Del Mar Court Le Varclin, St Martin's To Let from: £1,200 per month **Local Market Rentals**

Lounge/dining room, kitchen, double bedroom, bathroom. Parking for 2 cars and communal gardens.

To arrange a viewing please call **236039** | www.cooperbrouard.com



A well-presented one bedroom apartment inclusive of Wi- Fi, TV, utilities, parking for two cars, weekly servicing and change of linen. Additionally there are laundry facilities on site and communal outside areas with tables and chairs. The property is available as a fully furnished and equipped winter let.



Lounge/dining room 15'6 x 10'2 Half glazed uPVC door to front. Window to front. Door to inner hall and opening to:

Kitchen 10'7 x 5'2 5'6 Fitted with a range of timber effect units with granite effect work surface incorporating a single bowl single drainer stainless steel sink. Tiled splash backs and tiled floor. Fully equipped with pots, pans, crockery and cutlery.

Appliances: Igenix microwave, under counter fridge and Tricity Bendix cooker with ceramic hob.

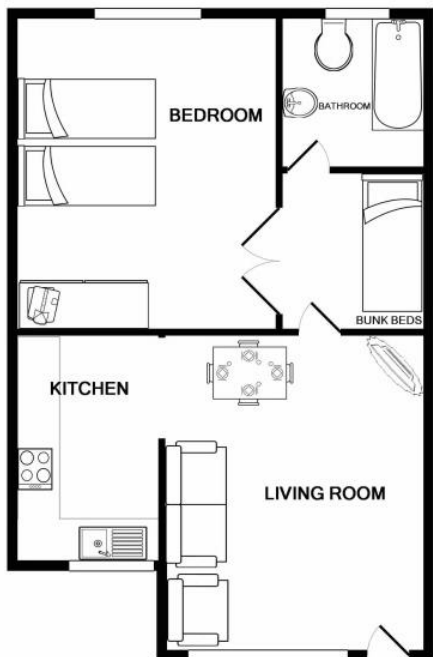


Inner hall 10' x 5'3 Double doors to:

Bedroom 13' x 10'3 Fitted wardrobes.
Window to rear.



Bathroom 5'2 x 5' Fitted with three piece white suite comprising bath with shower over, basin and wc. Heated towel rail. Window to rear.



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LEASE

Term Short term, until 31st March

Rent From £1,200 per month

Deposit Equivalent to 1 month's rent

Available Immediately

RESTRICTIONS Regret no children, pets, smokers or sharers

ADDITIONAL COSTS Insurance on personal possessions.

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.



To include: All furniture, fitted carpets, curtains, light fittings, and appliances as listed.

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

Finding the property: when heading along La Route de Sausmarez, turn onto Le Varclin, follow the road through the dip and Del Mar Court is on the left after the dip.

Perry's ref: 31 F1

These particulars are supplied on the understanding all negotiations are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.

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www.cooperbrouard.com





2 Bedroom Del Mar Court Le Varclin, St Martin's To Let from: **£1,516 per month** **Local Market Rentals**

Lounge/dining room, kitchen, 2 double bedrooms, bathroom and en suite shower room. Parking for 2 cars and communal garden.

To arrange a viewing please call **236039**

www.cooperbrouard.com



A well-presented two bedroom apartment inclusive of Wi- Fi, TV, utilities, parking for two cars, weekly servicing and change of linen. Additionally there are laundry facilities on site and communal outside areas with tables and chairs. The property is available as a fully furnished and equipped winter let.



FIRST FLOOR

Lounge/dining room 16' x 11' uPVC half glazed door to front. Window to front.

Kitchen 9' x 5'6" Fitted with a range of timber units with granite effect work surface incorporating a single bowl single drainer stainless steel sink. Tiled splash backs. Fully equipped with pots, pans, crockery and cutlery.

Appliances: Igenix microwave, Russell Hobbs kettle, Indesit under counter fridge, Hotpoint cooker with ceramic hob.



Bedroom 1 13'8 x 12'2 max, narrowing to 9'4 Built in wardrobes. Window to front. Door to:

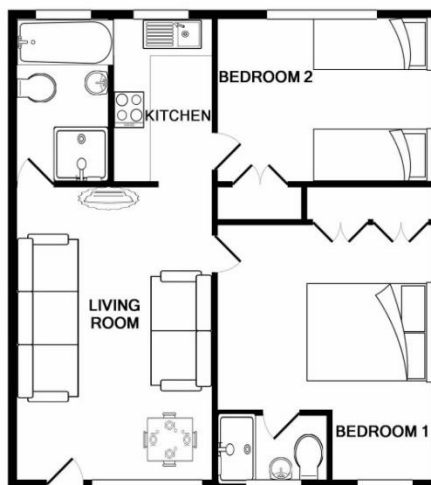


En suite shower room 6'3 x 3'9 Fitted three piece white suite comprising shower cubicle, basin and wc

Bedroom 2 12' x 9'8 Built in wardrobes. Window to rear.

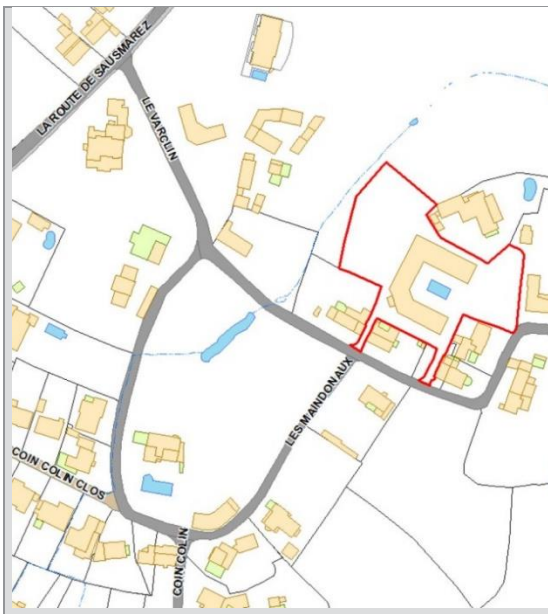


Bathroom 8'8 x 5' Fitted with a four piece white suite comprising bath, shower cubicle, basin and wc. Window to rear.



LEASE**Term** Short term, until 31st March**Rent** From £1,516 per month**Deposit** Equivalent to 1 month's rent**Available** Immediately**RESTRICTIONS** Regret no children, pets, smokers or sharers**ADDITIONAL COSTS** Insurance on personal possessions.**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.

**To include:** All furniture, fitted carpets, curtains, light fittings and appliances as listed.**Services:** Mains electricity, water and drainage. Electric heating.**Finding the property:** When heading along La Route de Sausmarez, turn onto Le Varclin, follow the road through the dip and Del Mar Court is on the left after the dip.**Perry's ref:** 31 F1

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