



# Apartment 6 Les Residences

£2,500pm

Rue de la Saline, Castel GY5 7UZ

LOCAL MARKET RENTAL

A beautifully presented three bedroom apartment, located in the recently created Les Residences development situated on the stunning West coast of the island.

The apartment itself has views over both the beach and the playing fields of Mare de Carteret School. The apartment offers a large open plan living space, three bedrooms (two en-suite), utility room and cloakroom. There is also a large garage offering parking for two cars, along with a separate store room. Visitor parking spaces are offered on site. The apartment would ideally suit a professional couple, seeking a high spec apartment, in just a stones throw from arguably, one of the best beaches on the island. Available immediately. Regret no pets.

School catchment: La Mare de Carteret Primary and High.

## Key facts



- Beautifully finished three bed apartment
- Situated on the West Coast of the island
- Large open plan living
- Would suit a professional couple
- Available immediately
- Regret no pets or smokers

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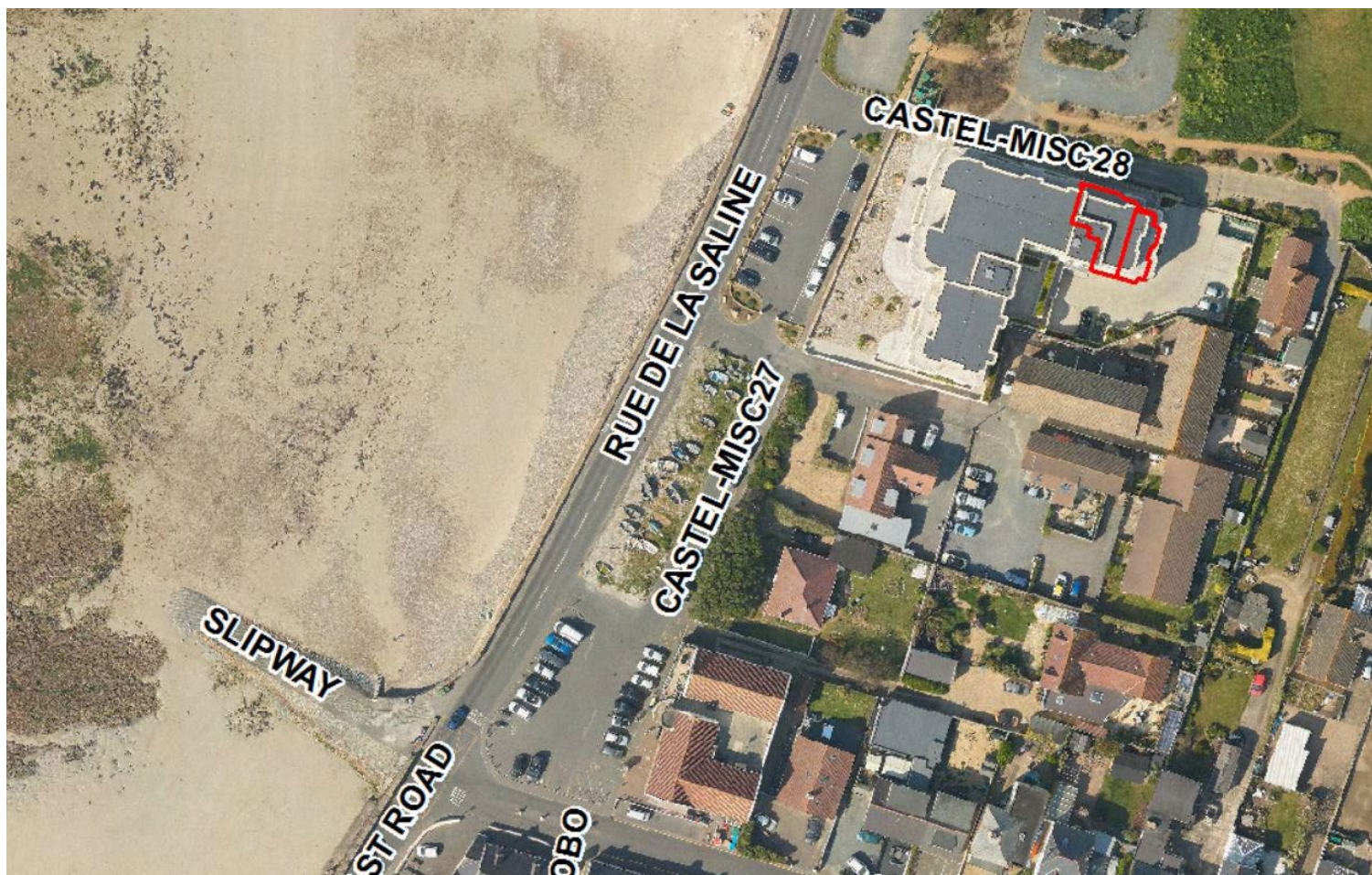
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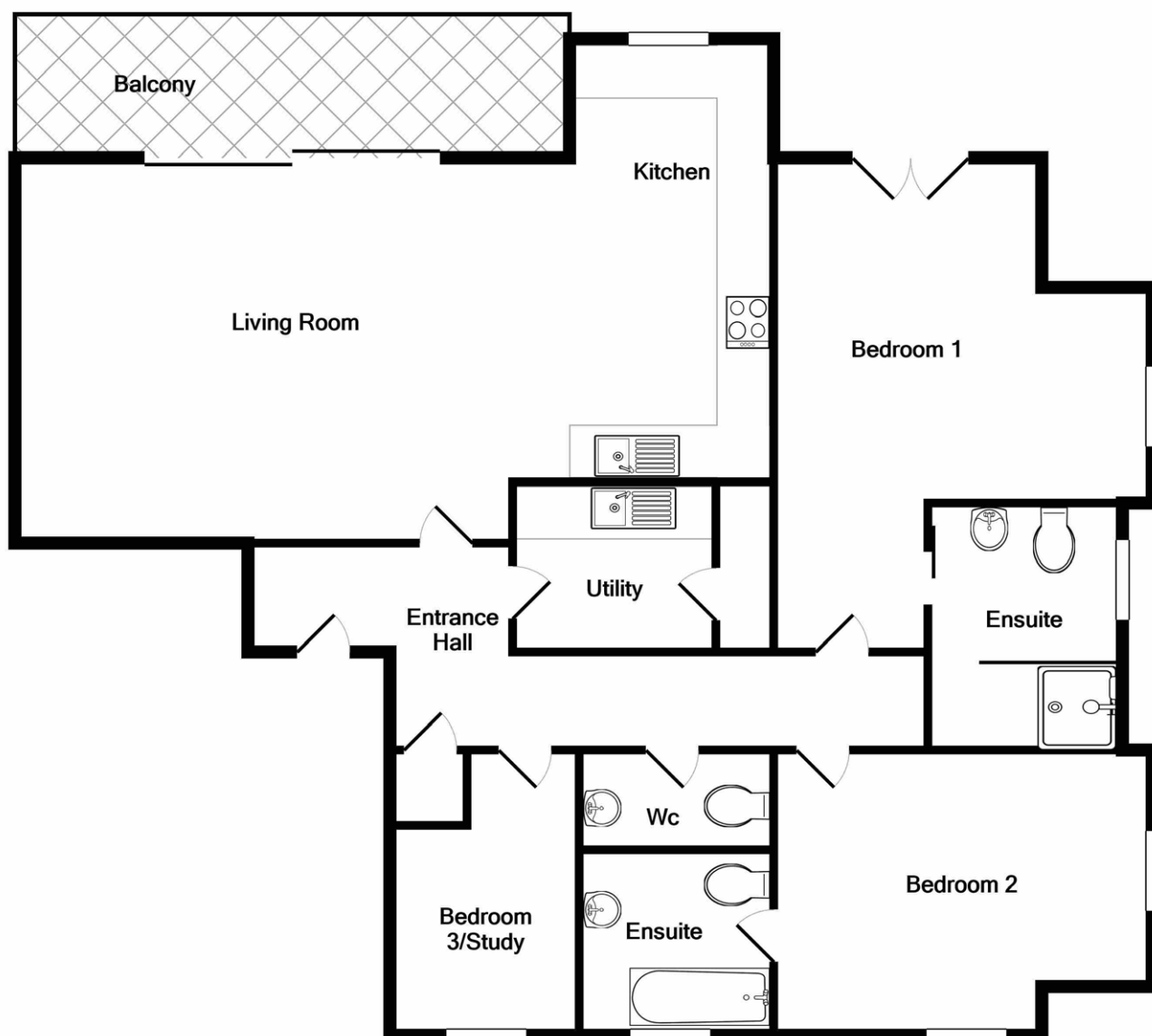








## Floorplans



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## Entrance hall

10' x 4' + 20' x 3'8 (3.1m x 1.2m + 6m x 1.1m)

## Living room

20'9 x 14'5 (6.3m x 4.4m)

## Balcony

20'9 x 5'5 (6.3m x 1.7m)

## Kitchen

16'7 x 7'8 (5m x 2.4m)

### APPLIANCES

- Siemens oven
- Siemens induction hob
- Falmec extractor fan
- Siemens microwave
- Siemens dishwasher
- Liebherr fridge/freezer

## Utility

7'8 x 6'4 (2.4m x 1.9m)

### APPLIANCES

- Siemens washing machine
- Siemens tumble dryer

## Bedroom 1

18' x 14' max (5.5m x 4.3m)

## En suite shower room

9'3 x 7'2 (2.8m x 2.2m)

## Bedroom 2

13' x 10'6 (4m x 3.2m)

## En suite bathroom

7'3 x 7' (2.2m x 2.1m)

## Bedroom 3

10'7 x 7' (3.3m x 2.1m)

## Separate wc

5'4 x 3' (1.6m x 0.9m)

## EXTERIOR

The apartment and store are accessed through the Les Residences building and is situated on the 2nd floor. Access to the garage externally is via remote.

## LEASE

**Term:** 1 year minimum

**Rent:** £2,500 per month

**Deposit:** Equivalent to 1½ month's rent

**Available:** Immediately

**Restrictions:** Regret no pets or smokers

**Additional Costs:** Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. 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.

**Confirmation of affordability:** We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

**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 licence has been granted stating the specified TRP. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

**To include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity, water and drainage, electric central heating, uPVC double glazing.

**Finding the property:** Les Residences is accessed off the main coast road from Cobo to Grande Rocques, down a track which leads to an electric gate.

**Perry's ref:** 8 A3

**TRP:** 163

## CONTACT OUR RENTALS TEAM



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