



7 Cordier Views

Cordier Hill, St Peter Port GY1 1JJ

£1,950pm

LOCAL MARKET RENTAL

SOLE AGENT

A modern fully furnished and equipped second floor apartment within walking distance of St Peter Port centre.

This immaculately presented two bed apartment offers light and spacious accommodation with the added benefit of a private balcony with townscape and sea views, communal area and a garage which provides parking for two cars on a stacker system.

School catchment: Vauvert Primary and La Mare de Carteret High.

Key facts



- Modern 2 bedroom apartment
- Fully furnished and equipped
- Balcony with roof top & sea views
- Parking for 2 cars
- Regret no smokers, sharers or pets
- Available immediately

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GUERNSEY'S ESTATE AGENT



Entrance hall

18'4 x 3' (5.6m x 0.9m)

Cupboard housing the hot water cylinder with fitted shelving, doors to:

Lounge/dining room

23' x 12' (7m x 3.7m)

Fully glazed door and window to:

Balcony

Offering lovely townscape and distant sea views.



Kitchen

9'5 x 9' (2.9m x 2.7m)

Fitted with a range of modern floor and wall units in white with marble worksurfaces incorporating stainless steel 1 and ½ bowl sink and drainer, upstands and glass splashback. Window with obscured glazing to side and tiled flooring.

APPLIANCES

- Oven
- Induction hob
- Extractor fan
- Integrated microwave
- Integrated fridge/freezer
- Washer/dryer





Bedroom 1

14' x 10' (4.3m x 3.1m)

Fitted with a range of furniture comprising wardrobes, bedside tables and chest of drawers. Two windows to front and door to:

En suite shower room

7' x 6'8 (2.1m x 2m)

Three piece suite in white comprising shower cubicle, wash hand basin in vanity unit and wc. Fully tiled walls and floor. Window to front with obscured glazing.

Bathroom

8'7 x 7'2 (2.7m x 2.2m)

Three piece suite in white comprising bath with shower over, wash hand basin in vanity unit and wc. Fully tiled walls and floor.

Bedroom 2

15' x 9' (4.6m x 2.7m)

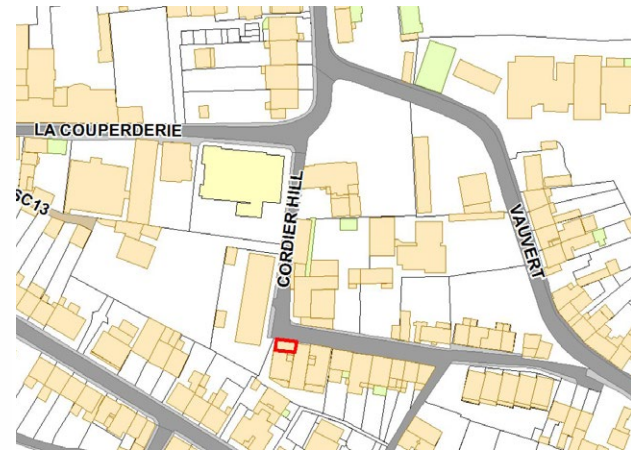
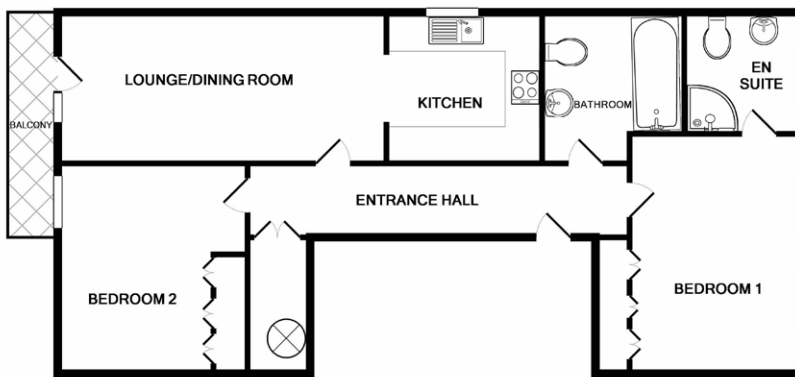
Fitted with a range of furniture comprising wardrobes and chest of drawers. Window to rear.



EXTERIOR

The property is approached off the road down a pathway to the communal front door. There is a communal gravelled area and a garage with parking for 2 cars on a stacker system.

Floorplans



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LEASE

Term: 1 year minimum

Rent: £1,950 per month

Deposit: £2,500

Available: Immediately

Restrictions: Regret no smokers, sharers or pets

Additional Costs: Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions. Annual immersion service charge of £50 per annum.

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

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

Finding the property: Just pass St Joseph's Church on your right take the right hand turn into Cordier Hill and Cordier View is situated in front of you before the left hand bend

Perry's ref: 25 F1

what3words: sage.printer.bribes

TRP: 103

CONTACT OUR RENTALS TEAM



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