



# Apt 4 Grove House

Le Bordage, St Peter Port. GY1 1DB

# £1,200pm

LOCAL MARKET RENTAL

SOLE AGENT

A smart first floor apartment situated in a central and convenient location for the retail and commercial centre of St Peter Port.

Flat 4 provides well proportioned rooms and has been finished to an excellent standard. The apartment would ideally suit either a professional single person or couple. Service charge of £20 per month which covers the cost of cleaning communal areas. Regret no pets and available 1st November 2021.

## Key facts



- Smart one bed apartment
- Situated in the heart of St Peter Port
- Shops and amenities within easy access
- Available 1st November 2021
- Regret no pets or sharers

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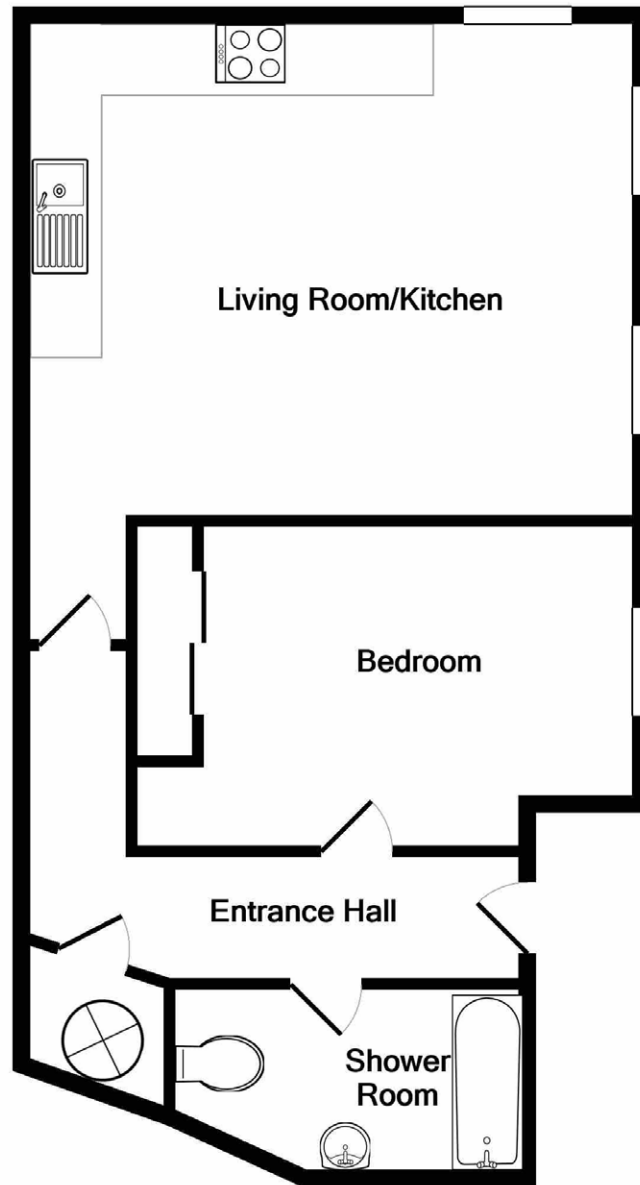


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GUERNSEY'S ESTATE AGENT



## Floorplan



Made with Metropix ©2021

Ground floor entrance and steps to first floor.

Entrance hall

Living room/kitchen

17'2 x 14' (5.2m x 4.3m)

#### APPLIANCES

- Oven, four ring ceramic hob, extractor, dishwasher, washing machine and fridge/freezer

Bedroom

13'9 x 9'2 (4.2m x 2.8m)

Bathroom

9'4 x 4'7 (2.9m x 1.4m)

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

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

**Finding the property:** The property is accessed either via steps to the right of The Guernsey Skin and Beauty Centre, or via a doorway which is located through Le Platon parking area.

**Perry's ref:** 5 K9

**what3words:** lasts.limiting.headache

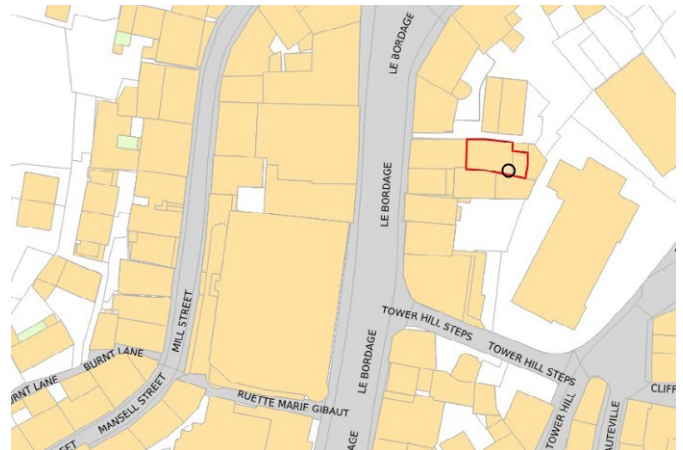
TRP 75

## LEASE

**Term:** 1 year minimum

**Rent:** £1,200 per month + service charge of £20 per month.

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



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**Available:** 1st November 2021

**Restrictions:** Regret no pets, sharers or smokers.

**Additional costs:** Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions. Reimbursement of TRP charge

**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 licence:** (if applicable)

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

## CONTACT OUR RENTALS TEAM



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