



# 2 Manoir de Preaux

# £1,300pm

Ville au Roi, St Peter Port GY1 1NZ

LOCAL MARKET RENTAL

A smartly presented first floor apartment in a convenient location between St Peter Port and St Martin's.

This spacious apartment offers a large open plan kitchen living area, two double bedrooms and four piece bathroom suite. There is good long term public parking across the road.

School catchment: Vauvert Primary and La Mare de Carteret High

## Key facts



- First floor apartment
- Bright and spacious
- Convenient location
- Regret no sharers, smokers or pets
- Available early November

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



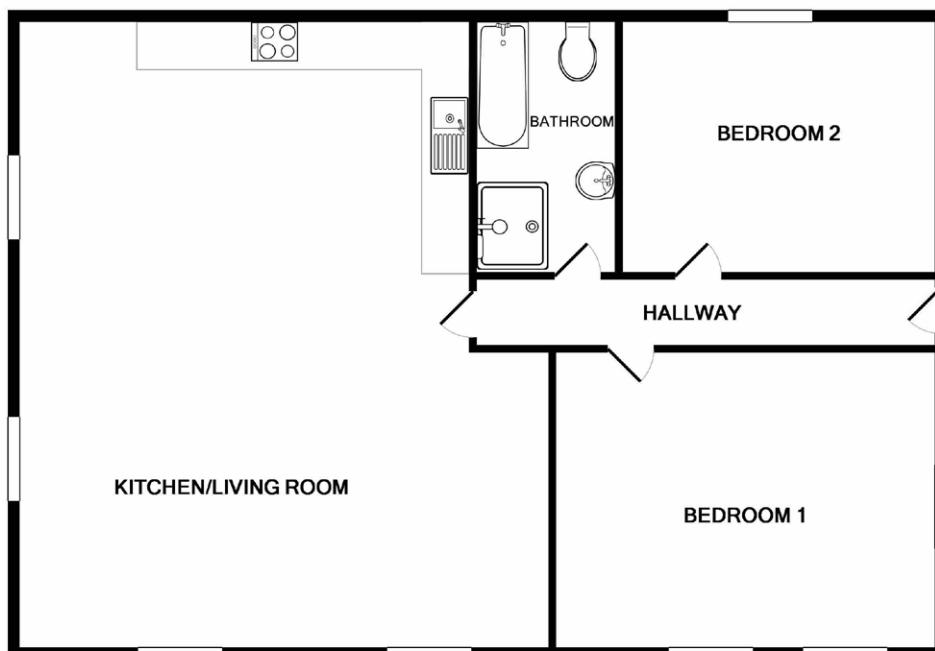
 cooper  
brouard

GUERNSEY'S ESTATE AGENT





## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2014

## Entrance Hall

15' x 3' (4.6m x 0.9m)

## Open Plan Living Room/Kitchen

22'6 x 19' max (6.8m x 5.8m)

Fitted kitchen with cream units and granite effect work surfaces incorporating a 1½ bowl single drainer sink.

### APPLIANCES

Neff appliances comprising stainless steel fronted oven with 4 ring hob and extractor over, dishwasher, fridge, freezer and Indesit washer/dryer.

## Bedroom 1

14'3 x 13' reducing to 10' (4.4m x 4m, 3.1m)

## Bedroom 2

13'3 x 10'9 (4.1m x 3.3m)

Large storage cupboard housing a Valliant gas fired central heating boiler, pressurised hot water cylinder and the under floor heating system.

## Bathroom

15'4 x 11' (4.7m x 3.4m)

## EXTERIOR

There is long-stay public parking across the road from the development.

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

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

**Finding the property:** Manoir de Preaux is adjacent to the roundabout on the corner of the Ville au Roi and Oberlands.

**Perry's ref:** 24 D3



Mapping / Aerial Photography Copyright (C) States of Guernsey 2021

**what3words:** uninspired.skinning.authenticity

**TRP:** 76

## LEASE

**Term:** 1 year minimum

**Rent:** £1,300 per month

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

**Available:** Early November

**Restrictions:** Regret no pets, sharers 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 licence:** (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.

## CONTACT OUR RENTALS TEAM



Heather



Alasdair



Ross



Charlie



Emma



Kate