



Harbour View

L'Hyvreuse, St Peter Port GY1 1UY

£2,200pm

LOCAL MARKET RENTAL

SOLE AGENT

Spacious and well appointed apartment over the ground and first floor of a converted listed period town house in one of the most enviable locations opposite Cambridge Park.

The accommodation is presented in immaculate order throughout with views on one side over the Harbour, Castle Cornet and offshore Islands, to the other over Cambridge Park. High spec finish with stylish fixtures and fittings this makes a perfect low maintenance home.

School catchment: Amherst Primary and St Sampson's High

Key facts



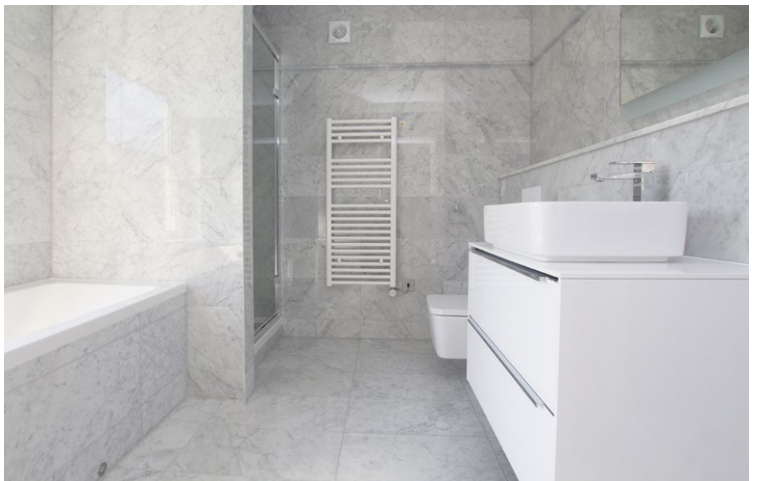
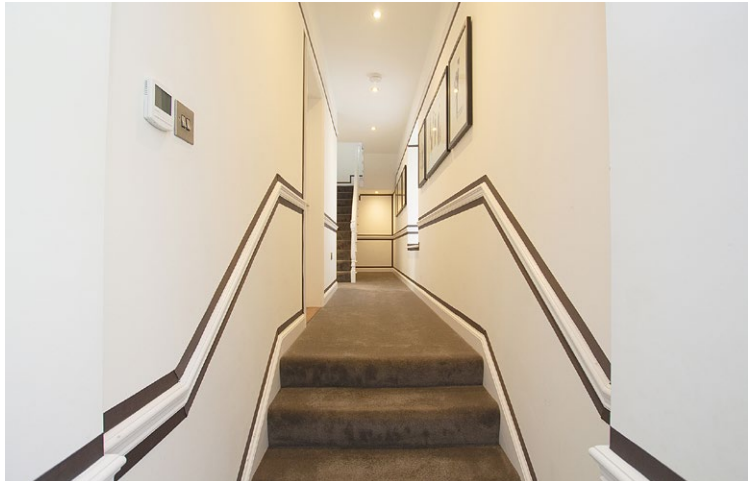
- Immaculate high spec apartment
- Well appointed rooms
- Quiet yet central location
- Regret no pets or smokers
- Available end of June 2022

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



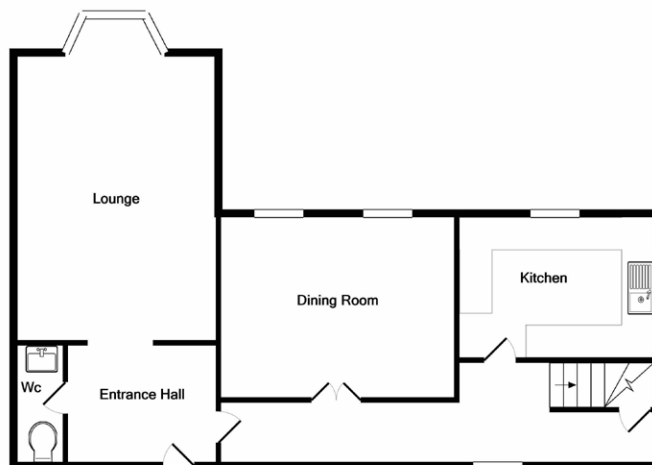
**cooper
brouard**
GUERNSEY'S ESTATE AGENT



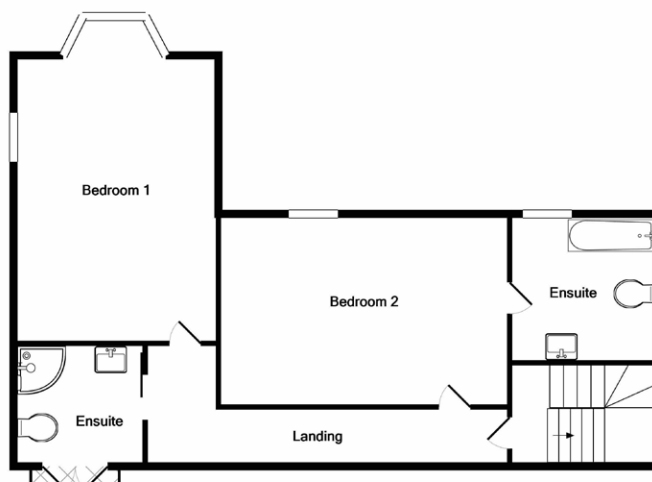




Floorplan

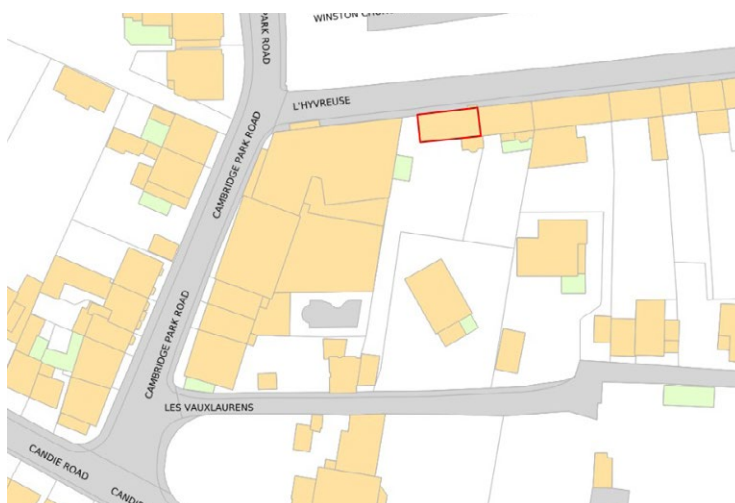


GROUND FLOOR



1ST FLOOR

Made with Metropix ©2022



Mapping / Aerial Photography Copyright (C) States of Guernsey 2022

GROUND FLOOR

Entrance hall

9'4 x 7'6 (2.8m x 2.3m)

Lounge

15'9 x 12'6 (4.8m x 3.8m)

Wall mounted Samsung TV.

Inner hall

26'9 x 4' (8.2m x 1.2m)

Dining room

14'5 x 11'2 (4.4m x 3.4m)

Kitchen

12'2 x 8'10 (3.7m x 2.7m)

SIEMENS APPLIANCES

- Fridge with freezer compartment
- Washing machine
- Dishwasher
- Oven, hob and extractor fan

Separate WC

7'6 x 3'2 (2.3m x 1m)

FIRST FLOOR

Landing

Inner landing

22'2 x 7'6 max (6.8m x 2.3m)

Bedroom 1

17'5 x 12'6 (5.3m x 3.8m)

Ensuite show room

8' x 7'6 (2.4m x 2.3m)

Juliette balcony.

Bedroom 2

17'9 x 11'8 (5.4m x 3.6m)

Ensuite bathroom

9' x 9' (2.8m x 2.8m)

EXTERIOR

The property is accessed of the pavement up to a private front door labelled "L'Hyvreuse Lodge".

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

Services: Mains electricity, water and drainage, electric under floor, uPVC double glazing.

Finding the property: The apartment is situated next door to the Duke of Richmond Hotel.

Perry's ref: 3 H4

what3words: locating.goggle.speeds

TRP: 86

LEASE

Term: 1 year minimum

Rent: £2,200 per month

Deposit: Equivalent of 1½ month's rent

Available: End of June 2022

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 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



Heather



Alasdair



Ross



Charlie



Emma



Kate