



# 9 Carrick House

Havelet Waters, St Peter Port. GY1 1BJ

## £2,600pm

LOCAL MARKET RENTAL

Ground floor apartment of over 1,230 sq ft with bright and spacious living room opening on to a balcony with panoramic sea views towards Castle Cornet over Havelet Bay.

Modern construction on the site of the former Guernsey Brewery, Carrick House with its pitched roofs, glass balconies and sleek modern design provide the development with its wow factor. Luxury sea front development ideally located in the heart of St Peter Port's retail and commercial centre.

School catchment: Vauvert Primary and La Mare de Carteret High

### Key facts



- High spec ground floor apartment
- Panoramic sea views
- Bedrooms with fitted wardrobes
- Parking, private store and lift access

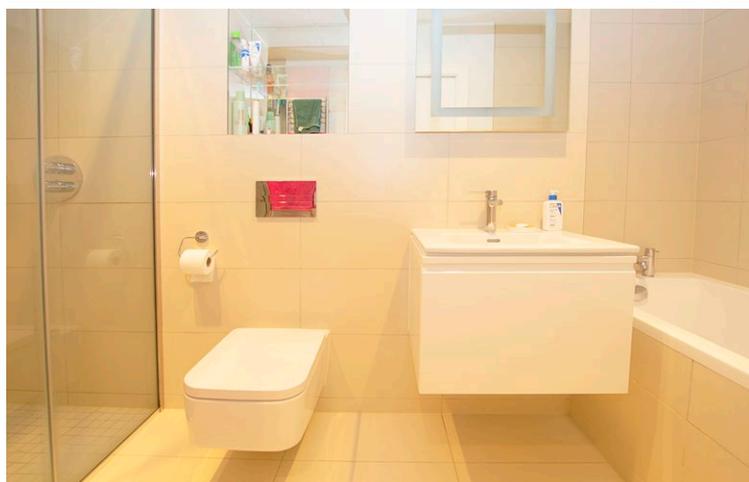
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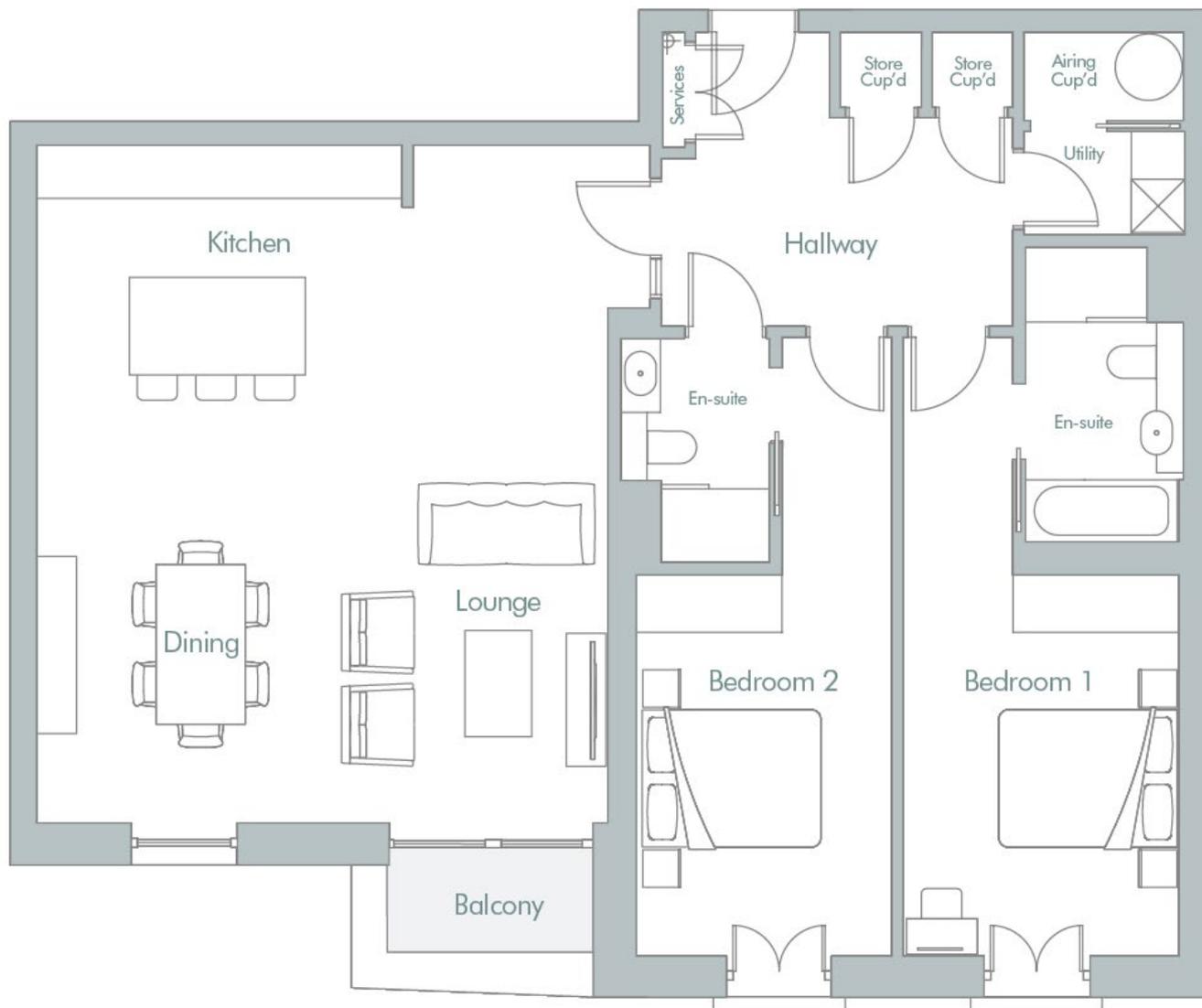
GUERNSEY'S ESTATE AGENT







## Floorplans



## Entrance hall

Utility cupboard and further cupboard housing the services. Large storage cupboard.

## Living room/Kitchen

20'9 x 15'7 (6.4m x 4.8m) + 13'4 x 8'8 (4.1m x 2.7m)

## Bedroom 1

14' x 9'8 (4.3m x 3m)

En suite dressing area and bathroom

## Bedroom 2

14' x 9'1 (4.3m x 2.8m)

En suite dressing area and shower room

## EXTERIOR

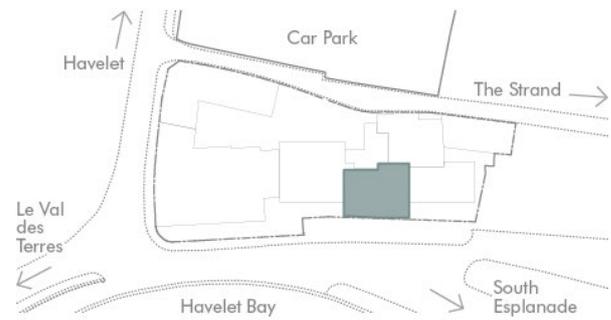
The property is approached off the road into the underground car park where the apartment has parking for two cars. There is lift access to all floors and access to a private store room.

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

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

**Finding the property:** The property is located at the bottom of the Val des Terres.

**Perry's ref:** 25 G2



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## LEASE

**Term:** 1 year minimum

**Rent:** £ 2,600 per month

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

**Available:** Immediately

**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



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