



Flat 3 Richmond House

£2,200pm

L'Hyvreuse Avenue, St Peter Port GY1 1UZ

LOCAL MARKET RENTAL

SOLE AGENT

A spacious two bedroom first floor apartment with private balcony overlooking Cambridge park and situated a short walk from St Peter Port town centre and amenities.

The apartment also benefits from allocated parking for one car, communal gravelled garden with a private timber shed. Available immediately, regret no sharers, pets or smokers.

School catchment: Amherst Primary and St Sampson's High

Key facts



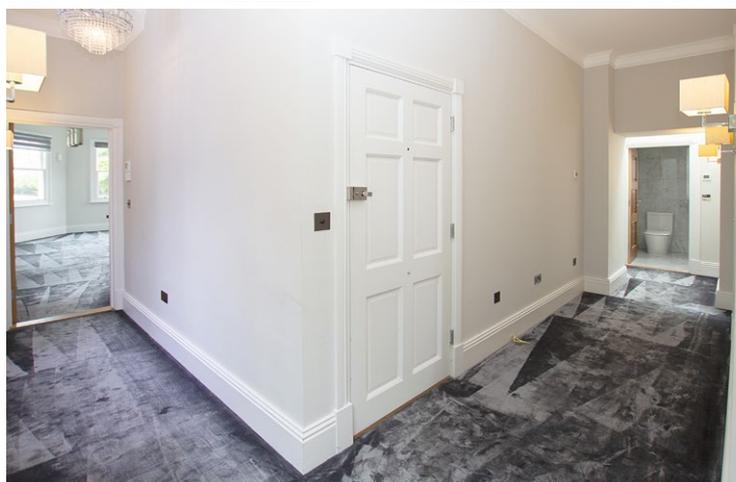
- Modern ground floor apartment
- Convenient location
- Allocated parking for one car
- Available immediately
- Regret no smokers, sharers or pets

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

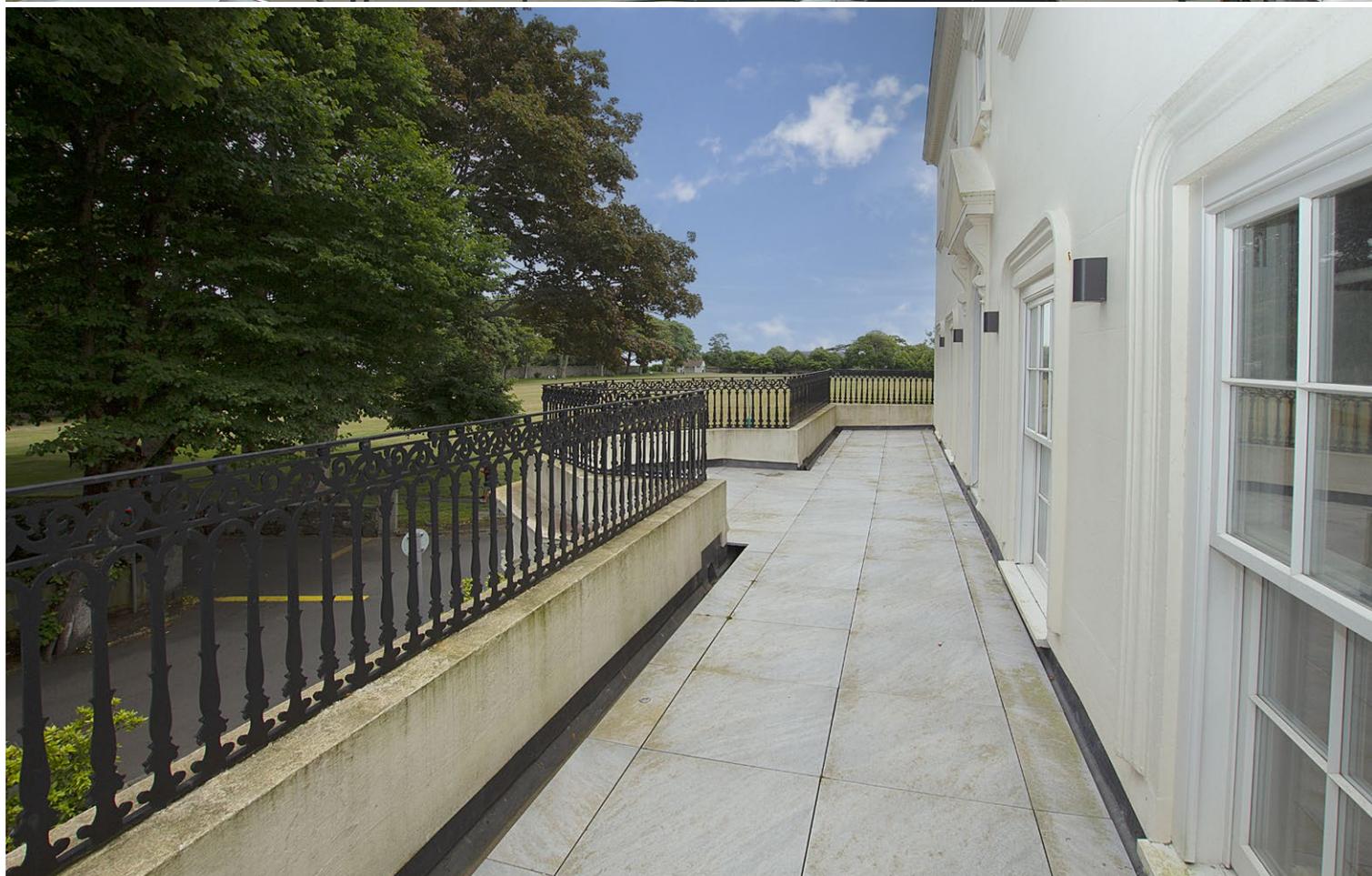


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GUERNSEY'S ESTATE AGENT

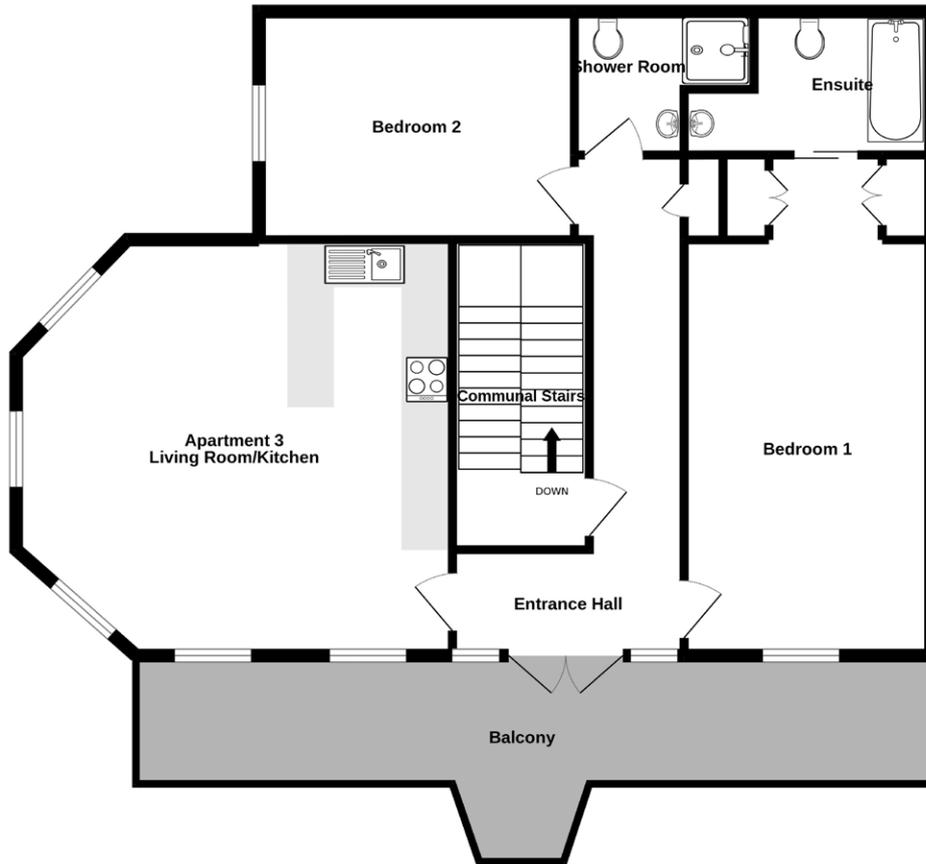






Floorplans

1ST FLOOR



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Entrance hall

23'2 x 4'4 (7.1m x 1.3m)

Kitchen/Living room

14'2 x 9'4 (4.3m x 2.9m)

APPLIANCES

Neff appliances: oven, hob, extractor fan, fridge/freezer, washer/dryer and dishwasher.

Bedroom 1

18'2 x 10'8 (5.5m x 3.3m)

Ensuite bathroom

9'9 x 5'4 (3m x 1.6m)

Bedroom 2

13'7 x 10' (4.2m x 3.1m)

Shower room

7'5 x 6'2 (2.3m x 1.9m)

EXTERIOR

The property is accessed across the front paved walk way which gives access to three of the allocated parking spaces. To one side of the property is a side alley leading to the shared communal gardens which are low maintenance and further lead to a gravelled area where there is one allocated storage shed for each unit.

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

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

Finding the property: With Beau Sejour Leisure Centre on your left take the first left into L'Hyvreuse Avenue, Richmond House is on the right as the road bends to the right, in front of Cambridge Park.

Perry's ref: 3 H4

what3words: shock.shifting.tweezer

TRP: 123

LEASE

Term: 1 year minimum

Rent: £2,200 per month

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: 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: 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



Rosy