



# Ground Floor Flat

Ebanista, La Route Du Braye, Vale, GY3 5QN

£2,100pm

LOCAL MARKET RENTAL

SOLE AGENT

Newly renovated ground floor flat close to local schools and amenities.

This newly renovated ground floor flat offers modern, open plan living in a convenient location close to local schools, shops, and amenities. The flat comprises of two well-proportioned bedrooms, each benefiting from its own dedicated dressing area and a modern bathroom completes the layout, offering a fresh, functional space.

*Sharers to be considered by the Landlord.*

School catchment: Vale Primary School, St Sampsons High School

## Key facts



- Newly renovated ground floor flat
- Close to local schools and amenities
- Two bedroom, 1 bathroom
- Parking for 2 cars and visitor parking

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



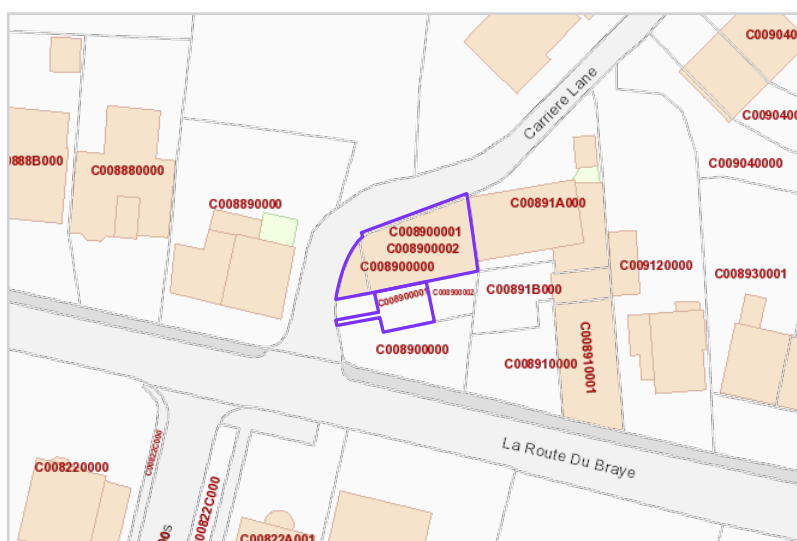
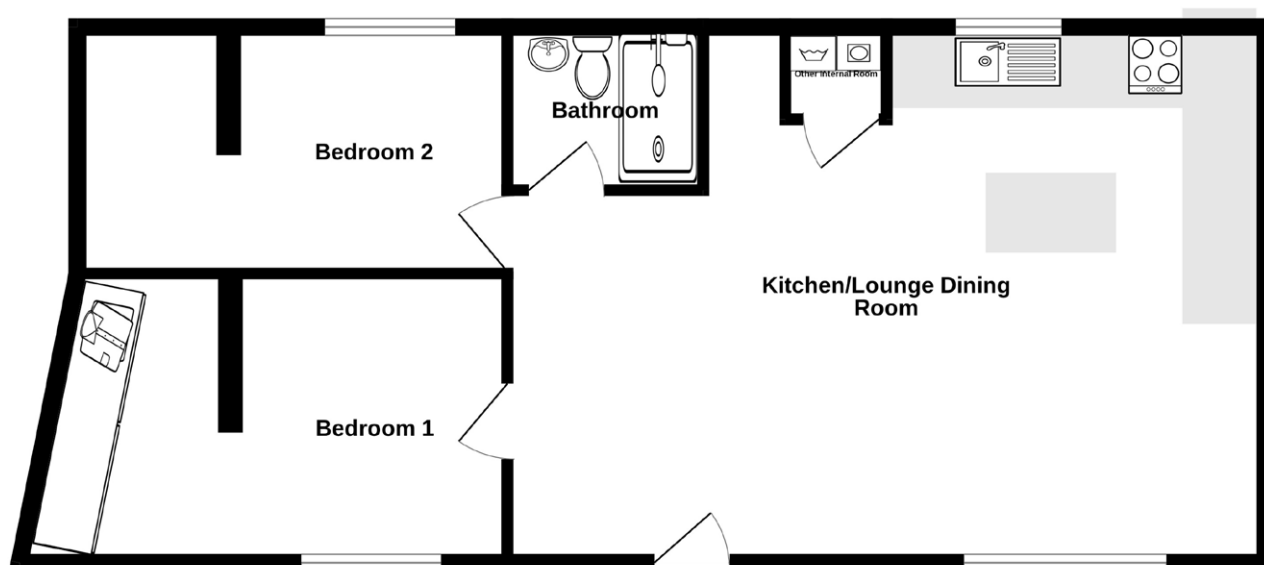
 **cooper  
brouard**  
GUERNSEY'S ESTATE AGENT







## GROUND FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2025

## Kitchen/lounge/dining room

25'1 x 21'4 (7.6m x 6.5m)

### APPLIANCES

- Lamona integrated Fridge/freezer
- Lamona dishwasher
- Lamona oven
- Lamona ceramic hob

## Bathroom

5'6 x 7'2 (1.7m x 2.2m)

## Bedroom 1

13'4 x 8'2 (4.1m x 2.5m)

## Dressing area

7'1 x 8'2 (2.1m x 2.5m)

## Bedroom 2

16'8 x 8'1 (5m x 2.5m)

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

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

**Finding the property:** If you are driving along Braye Road towards The Bridge, the property makes the corner of Carriere Lane on the left.

**Perry's ref:** VAL 10D2

**what3words:** instant.fortunes.pink

**TRP:** 108

## LEASE

**Term:** 1 year minimum

**Rent:** £2,100 per month

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

**Available:** Immediately

**Restrictions:** Regret no smokers or pets

**Additional costs:** Utilities bills ie electricity & telephone. 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 drivers licence and last three months bank statements.

**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



Jess



Charlie



Debbie



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

**t** 01481 236039  
**e** [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
**w** [cooperbrouard.com](http://cooperbrouard.com)

