



# Flat 2 Maison Bellieuse

Grande Rue, St Martin's GY4 6RS

£2,000pm

LOCAL MARKET RENTAL

SOLE AGENT

A top floor two bedroom apartment located in the heart of St Martin's Village.

Immaculately presented the property is both light and airy and offers a private balcony together with the shared use of communal gardens and out of hours parking. A low maintenance property in convenient location.

School catchment: St Martin's Primary and Les Beaucamps High

## Key facts



- First floor apartment
- Central and convenient location
- Private balcony and shared garden
- Regret no smokers, pets or sharers.
- Available mid/late November

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GUERNSEY'S ESTATE AGENT







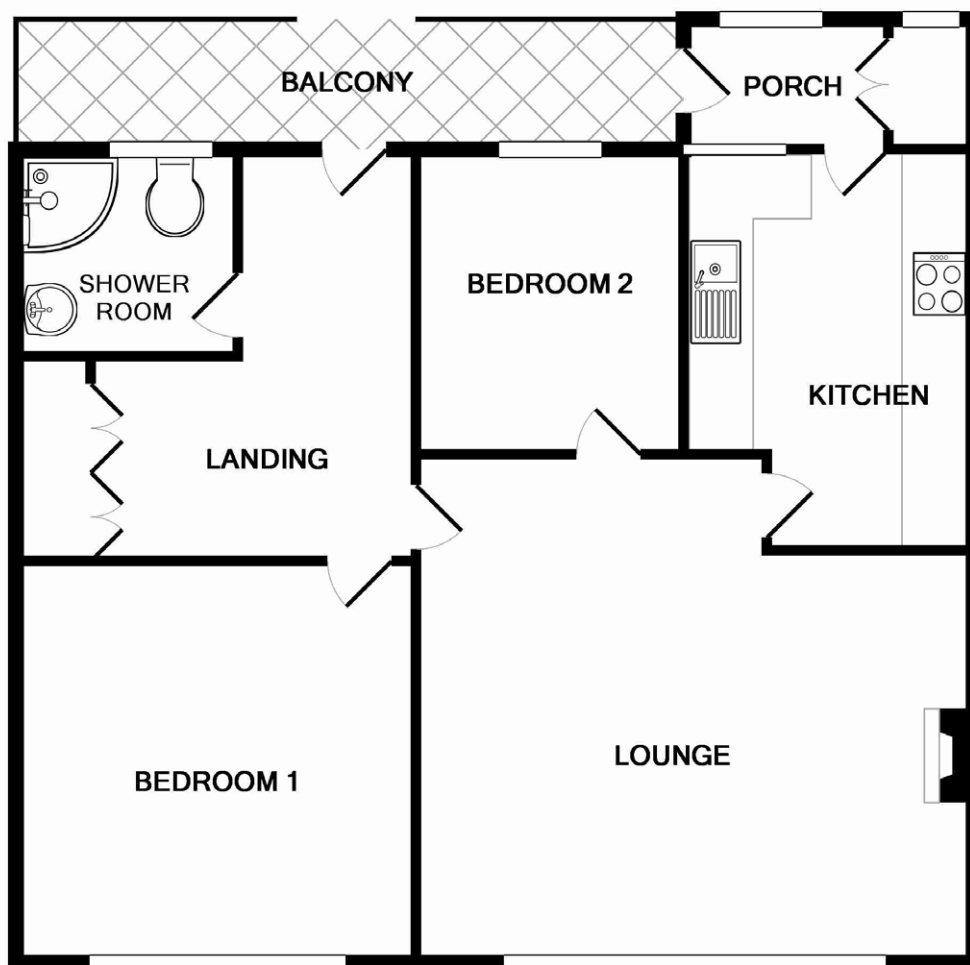






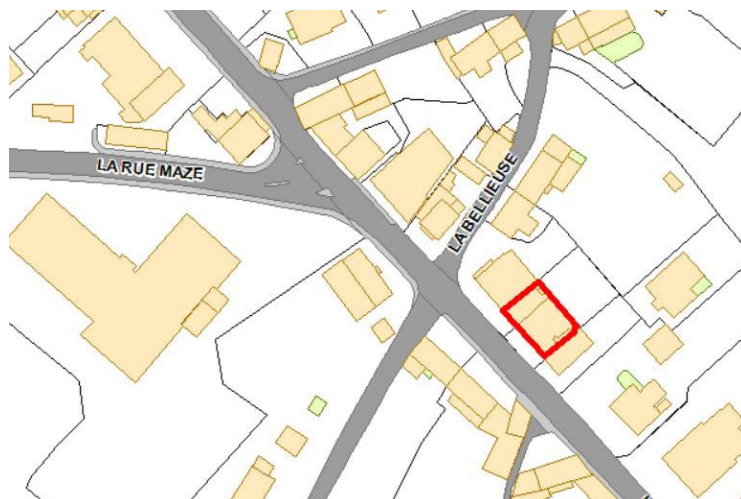


## Floorplan



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

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Entrance lobby

## FIRST FLOOR

Landing

Lounge

15'9 x 14'3 (4.8m x 4.4m)

Kitchen

12'4 x 8'9 (3.8m x 2.7m)

## APPLIANCES

Whirlpool oven with 4-ring hob and extractor over, fridge/freezer, microwave and Hotpoint washer/dryer.

Rear Lobby

Balcony

Bedroom 1

12'4 x 12'3 max (3.8m x 3.7m)

Bedroom 2

11'3 x 8'5 (3.4m x 2.6m)

Shower room

6'7 x 6'3 (2m x 1.9m)

## EXTERIOR

The property is approached from the front of Ogiers through a pathway to the rear where there is also the communal lawned garden.

Although there is no parking on site, there is permitted parking to the front of Ogiers during weekdays and Saturdays during the hours of 1700 pm to 0900 am and all day Sunday (strictly no parking for large vehicles is permitted).

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

**Services:** Mains electricity, water and drainage, night storage heating.

**Finding the property:** The property is located above Ogiers.

**Perry's ref:** 30 C1

**what3words:** equine.skimmer.develops

**TRP:** 89

## LEASE

**Term:** 2 years lease with RPI increase after 1 year

**Rent:** £2,000 per month

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

**Available:** Mid/late 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. 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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