



5 St Andrew's Court

£1,400pm

Le Vauquiedor, St Andrew's GY6 8TT

LOCAL MARKET RENTAL

SOLE AGENT

This well presented first floor apartment offers newly decorated accommodation with one double bedroom and an open plan lounge, dining and kitchen area.

Externally there is a large communal terrace which provides an alfresco seating area, one allocated parking space (numbered 5) to the front and a communal laundry room.

Key facts



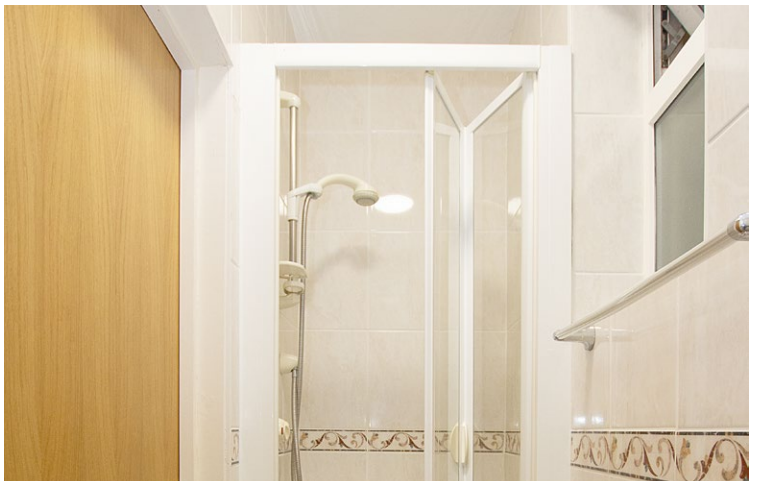
- Unfurnished first floor apartment
- Newly fitted carpets and curtains
- Communal terrace. Parking
- Regret no smokers or pets
- Available late November

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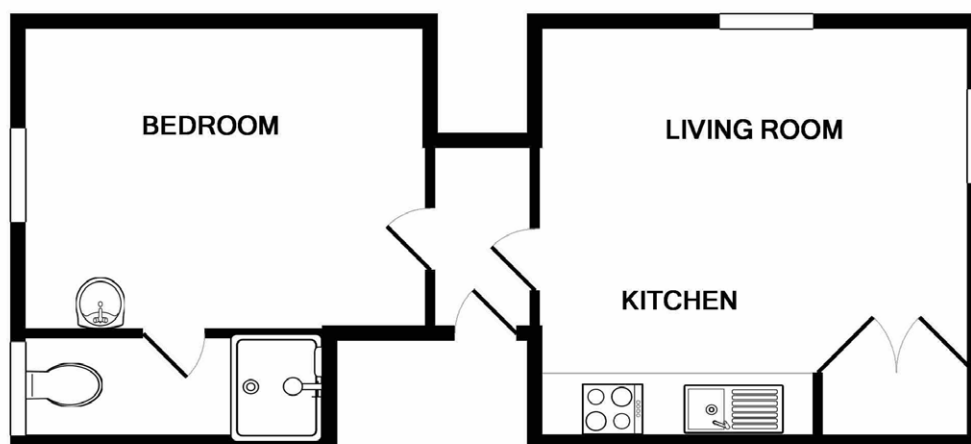
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GUERNSEY'S ESTATE AGENT





Floorplan



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Entrance hall

4'6 x 3' (1.4m x 0.9m)

Kitchen

14'3 x 11'9 (4.4m x 3.6m)

APPLIANCES

- Oven, 4 ring hob, extractor fan, freestanding fridge and Tower microwave.

Bedroom 1

13' x 10'7 (4m x 3.3m)

Ensuite shower room

8'7 x 3' (2.7m x 0.9m)

EXTERIOR

The property is approached from the road over the parking area where there is space for 1 car, numbered 5. A path and external steps leads up to the front door. To the rear is a communal terrace which provides an alfresco seating area.

Laundry room

Use of washing machine and tumble dryer shared between five apartments.

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

Services: Mains electricity, water and drainage, oil fired central heating, uPVC double glazing.

Finding the property: Travelling up the Le Vauquiedor past the entrance to the hospital, the apartments are situated in the second clos on the right.

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what3words: decent.jumped.waffled

LEASE

Term: 1 year minimum

Rent: £1,400 per month (including some bills, excluding electricity, parish and waste rates.)

Deposit: Equivalent of 5 weeks rent

Available: Available late November

Restrictions: Regret no smokers or pets

Additional costs: Electricity and insurance on personal possessions, parish and waste rates.

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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