



Flat 20 Les Casquets

Amherst, St Peter Port GY1 2DH

£2,150pm

LOCAL MARKET RENTAL

SOLE AGENT

A bright and spacious recently re-decorated first floor flat, situated a short stroll from the retail and business centre of St Peter Port.

The property offers two double bedrooms, large living room and a recently fitted kitchen with appliances. There is allocated secure underground parking for one car. Regret no pets or smokers. Available mid November. Part-furnished.

School catchment: Amherst Primary and St Sampson's High.

Key facts



- First floor 2 bedroom flat
- Recently fitted kitchen
- Secure underground parking
- Available mid November
- Regret no pets or smokers

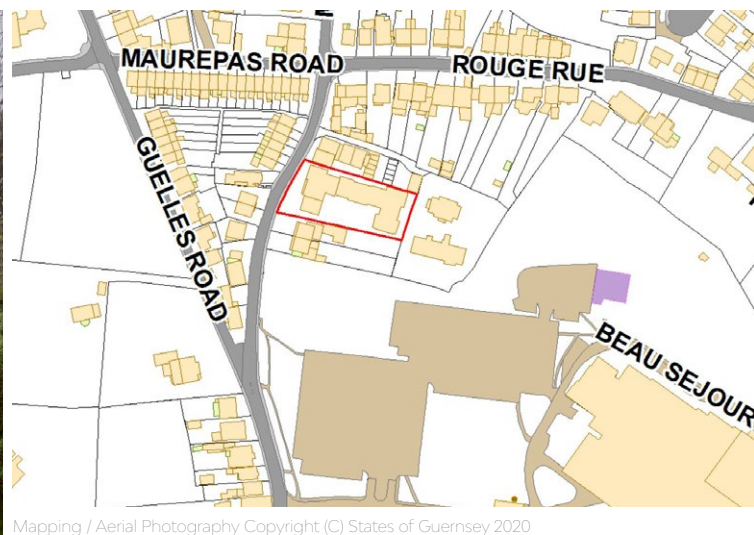
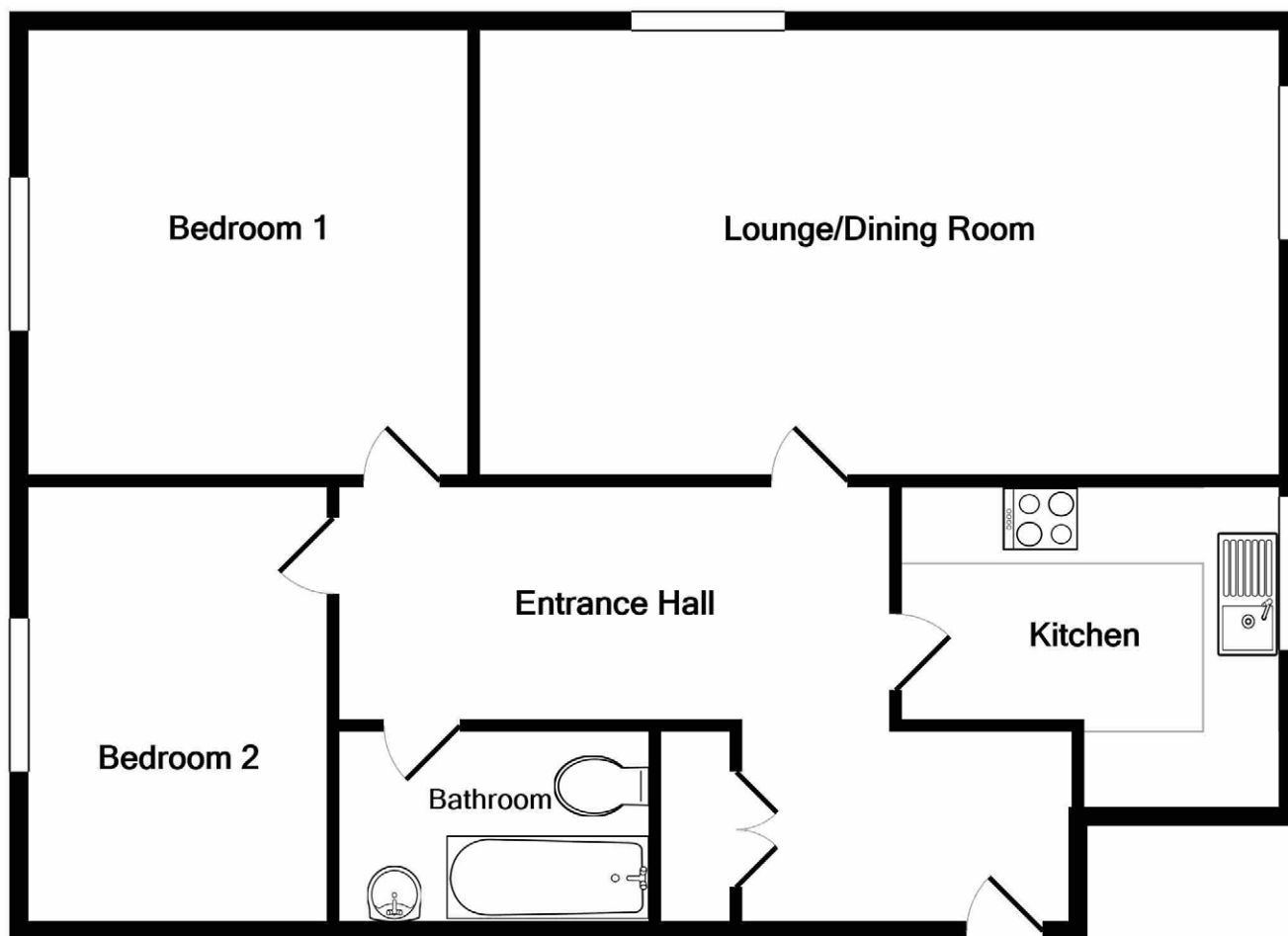
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GUERNSEY'S ESTATE AGENT



Floorplans



Entrance hall

Lounge/dining room

21' x 11'8 (6.4m x 3.6m)

Kitchen

10' x 8'9 (3.1m x 2.7m)

APPLIANCES

- Cooker
- Extractor fan
- Hotpoint fridge/freezer
- Indesit washer/dryer

Bedroom 1

16' x 11'8 (4.9m x 3.6m)

Bedroom 2

11'9 x 8'9 (3.6m x 2.7m)

Bathroom

8'4 x 4'9 (2.6m x 1.5m)

EXTERIOR

There is secure underground allocated parking for one car.

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

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

Finding the property: From the top of the Rouge Rue turn left at the filter, Les Casquets is on the left.

Perry's ref: 3 G/H2

what3words: junket.inhaled.neuter

TRP: 84

LEASE

Term: 1 year minimum

Rent: £2,150 per month

Deposit: Equivalent to 1 month's rent

Available: Mid November

Restrictions: Regret no smokers or pets.

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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