



Richmond House

£1,650,000

L'Hyvreuse Avenue, St Peter Port GY1 1UZ

LOCAL MARKET

SOLE AGENT

An imposing dual fronted town house which was converted into four modern apartments in 2019.

An excellent investment opportunity, each apartment is currently tenanted and the whole is managed by Cooper Brouard. The apartments all enjoy views over Cambridge Park, an allocated parking space, use of a shared garden along with a private timber shed.

School catchment: Amherst Primary and Les Varendes

Key facts



- Excellent investment opportunity
- Four smart and modern apartments
- Walking distance of town
- Parking for four cars
- Outlook over Cambridge Park

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



 cooper
brouard

GUERNSEY'S ESTATE AGENT

Apartment 1 Richmond House – Ground Floor



Apartment 2 Richmond House – Ground Floor



Apartment 3 Richmond House – First Floor





Apartment 4 Richmond House – Third and Fourth Floor Duplex

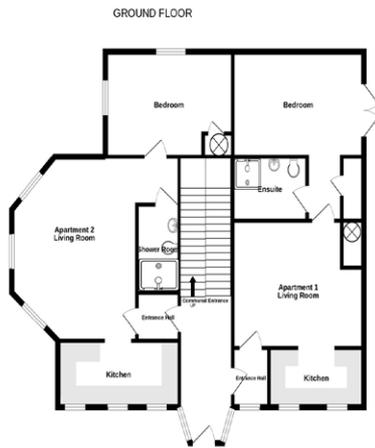




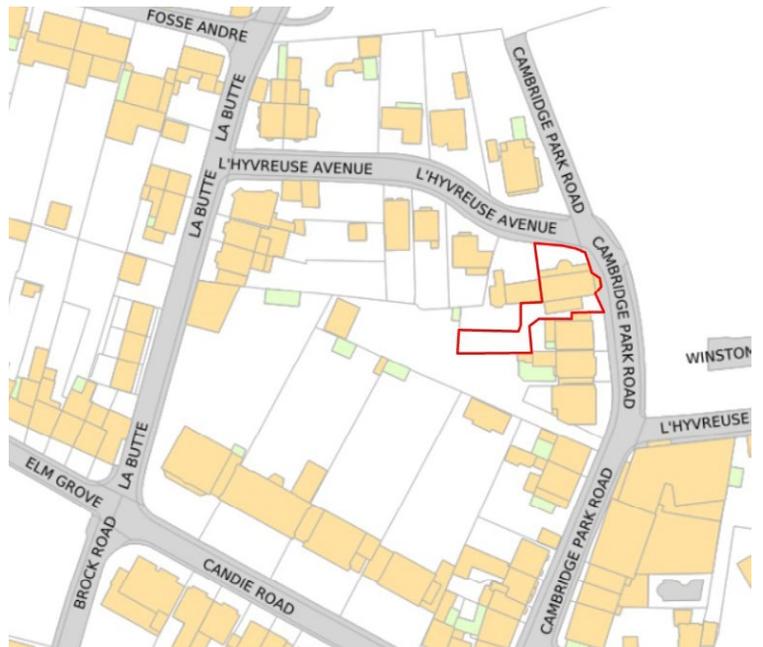
EXTERIOR



Floorplans



Made with Metropix ©2022



Mapping / Aerial Photography Copyright (C) States of Guernsey 2022

Apartment 1 Richmond House – Achieving £1,585 per month, 2 month rolling lease

Entrance hall

Living room

14' x 12' (4.3m x 3.7m)

Kitchen

10'7 x 5'6 (3.3m x 1.7m)

Bedroom

15' x 10' (4.6m x 3.1m)

Ensuite shower room

Apartment 2 Richmond House – Achieving £1,771 per month, 2 month rolling lease

Entrance hall

Living room

19' x 16' (5.8m x 4.9m)

Kitchen

13'6 x 5' (4.1m x 1.5m)

Bedroom

14'3 x 9'2 (4.4m x 2.8m)

shower room

Apartment 3 Richmond House – Achieving £2,420 per month, 2 month rolling lease

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 oven, Neff extractor fan, Neff hob, Neff fridge/freezer, Neff 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)

Apartment 4 Richmond House – Achieving £2,456 per month, 2 month rolling lease

Entrance hall

Living room/Kitchen

23'6 x 16'6 (7.2m x 5m)

Bedroom 1

16'6 x 9'7 (5m x 3m)

En suite bathroom

9'8 x 4'9 (3m x 1.5m)

Separate WC

FOURTH FLOOR

Landing

Airing cupboard.

Bedroom 2

18' x 11' (5.5m x 3.4m)

Balcony

Bedroom 3

10'9 x 9'4 (3.3m x 2.9m)

Shower room

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 the allocated parking space for Unit 2, with 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: total 455 (Unit 1 TRP 64, Unit 2 TRP 72, Unit 3 TRP 123, Unit 4 TRP 146)

Estimated rental income:

Apartment 1 - £1,585

Apartment 2 - £1,771

Apartment 3 - £2,420

Apartment 4 - £2,546

Total - £8,322 pm / £99,864 pa

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



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

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

