



# 5, St Mary's Court

Queens Road, St Peter Port, GY1 1PT

## £2,250pm

LOCAL MARKET RENTAL

JOINT AGENT

The property forms part of an attractive development in a highly desirable residential area, just a short walk from the town centre.

This two-bedroom, two-bathroom apartment has been finished to an exceptional standard and features impressive high ceilings, a separate utility room, two parking spaces, and access to communal gardens.

### Key facts



- Part of an attractive development in a highly desirable residential area
  - Just a short walk from the town centre
  - Two-bedroom apartment featuring one ensuite, finished to an exceptional standard.
  - Features impressive high ceilings and a separate utility room
  - Includes two parking spaces and access to communal gardens
- Available mid-April

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



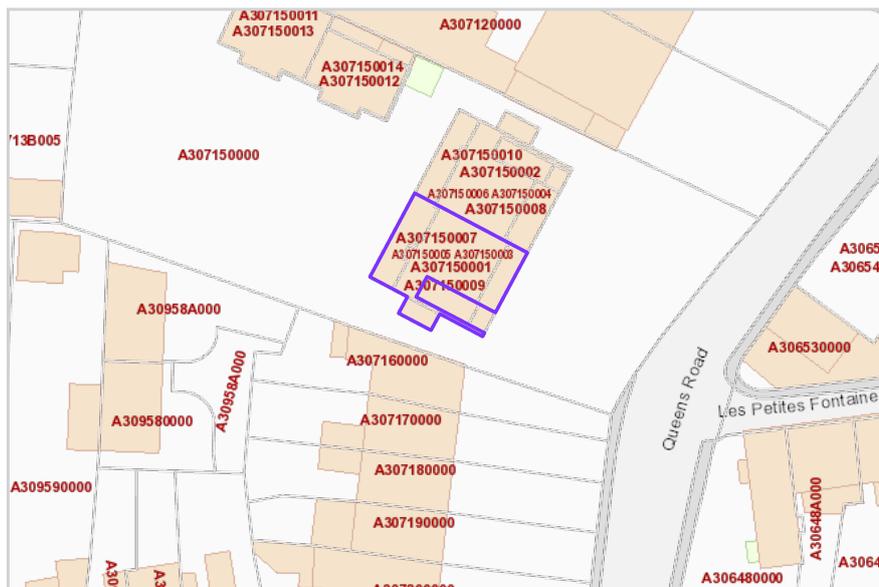
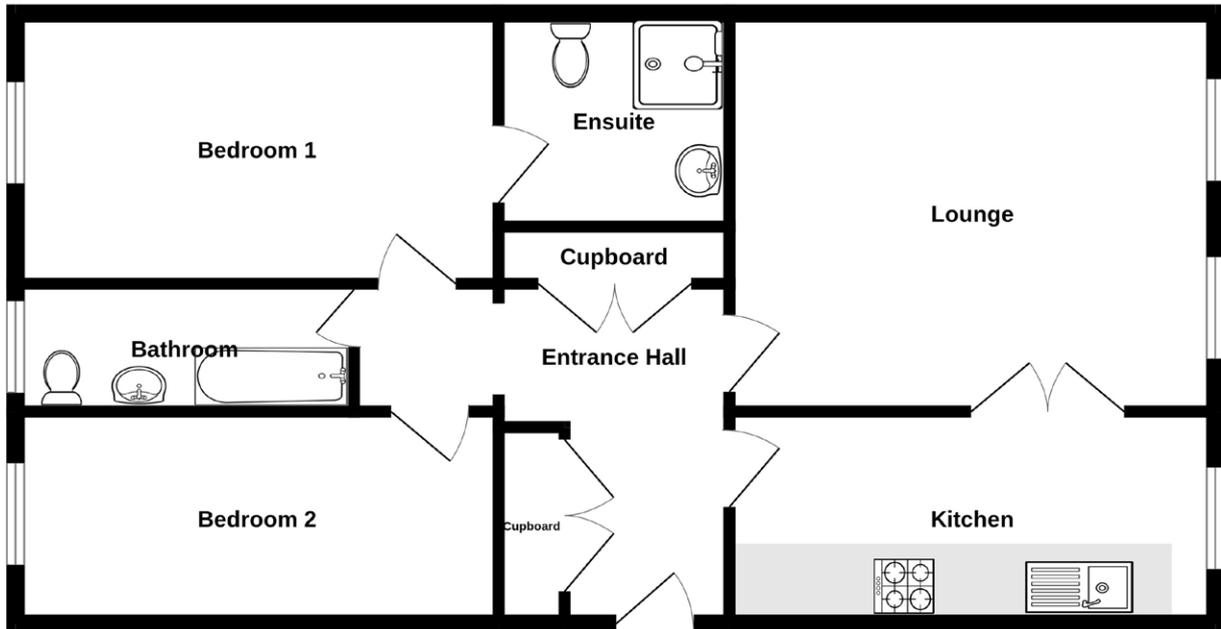
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GUERNSEY'S ESTATE AGENT





# Floorplan



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## Entrance Hall

## Kitchen

15'8 x 6'10 (4.78m x 2.08m)

### APPLIANCES

- Neff oven
- Neff microwave
- Bora hob
- Neff dishwasher
- Neff fridge freezer

## Lounge

14'5 x 12'12 (4.39m x 3.96m)

## Bedroom 1

15'10 x 10'1 (4.83m x 3.07m)

## En suite

8'5 x 6'10 (2.57m x 2.08m)

## Bathroom

12'1 x 6'1 (3.68m x 1.85m)

## Bedroom 2

15'7 x 10'4 (4.75m x 3.15m)

## Utility Room

Located directly opposite the apartment door, exclusively for Apartment 5

8'1 x 5'4 (2.46m x 1.63m)

### APPLIANCES

- Hotpoint washing machine
- AEG tumble dryer

## EXTERNAL

The property benefits from two parking spaces to the rear, along with access to a well-maintained communal garden.

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

**Services:** Mains electricity and water, gas fired central heating, mains drainage, single glazing.

**Perry's ref:** 4E8

**what3words:** heartbeat.capful.tusks

## LEASE

**Term:** 1 year minimum

**Rent:** £2,250

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

**Available:** Mid April

**Restrictions:** Regret no smokers, pets or sharers

**Additional costs:** Utilities bills ie electricity, water, gas & 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



Cathy



Jess



Charlie



Debbie



Jill