



# 19 Kings Court

Ville au Roi, St Peter Port GY1 1NZ

## £2,100pm

LOCAL MARKET RENTAL

JOINT AGENT

A smartly presented and fully furnished duplex apartment occupying the second and third floors of this popular development.

Conveniently located for both St Martin's Village and St Peter Port's town centre this spacious property also benefits allocated parking and a communal garden.

### Key facts



- Fully furnished duplex apartment
- Spacious open plan kitchen/living room
- Convenient and popular location
- Regret no sharers, pets or smokers
- Available from April 2026

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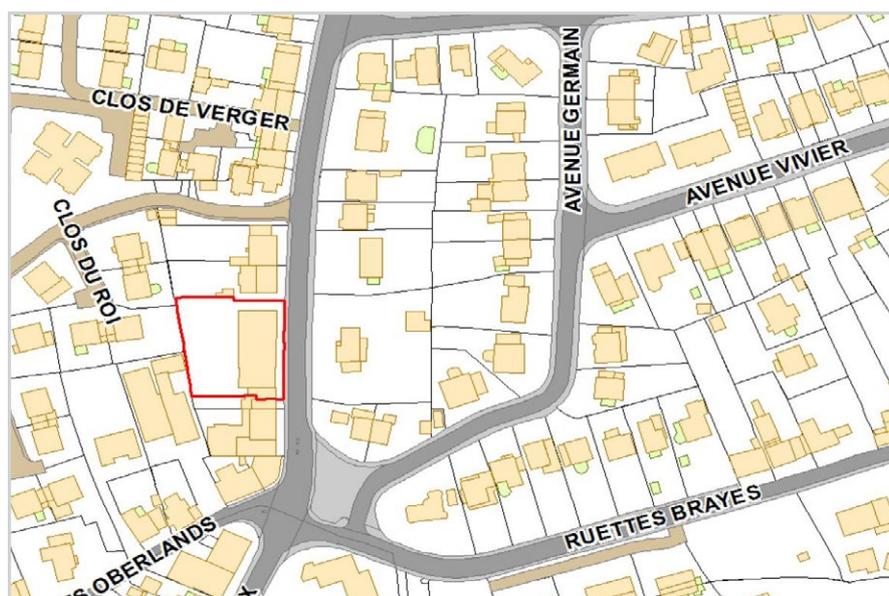
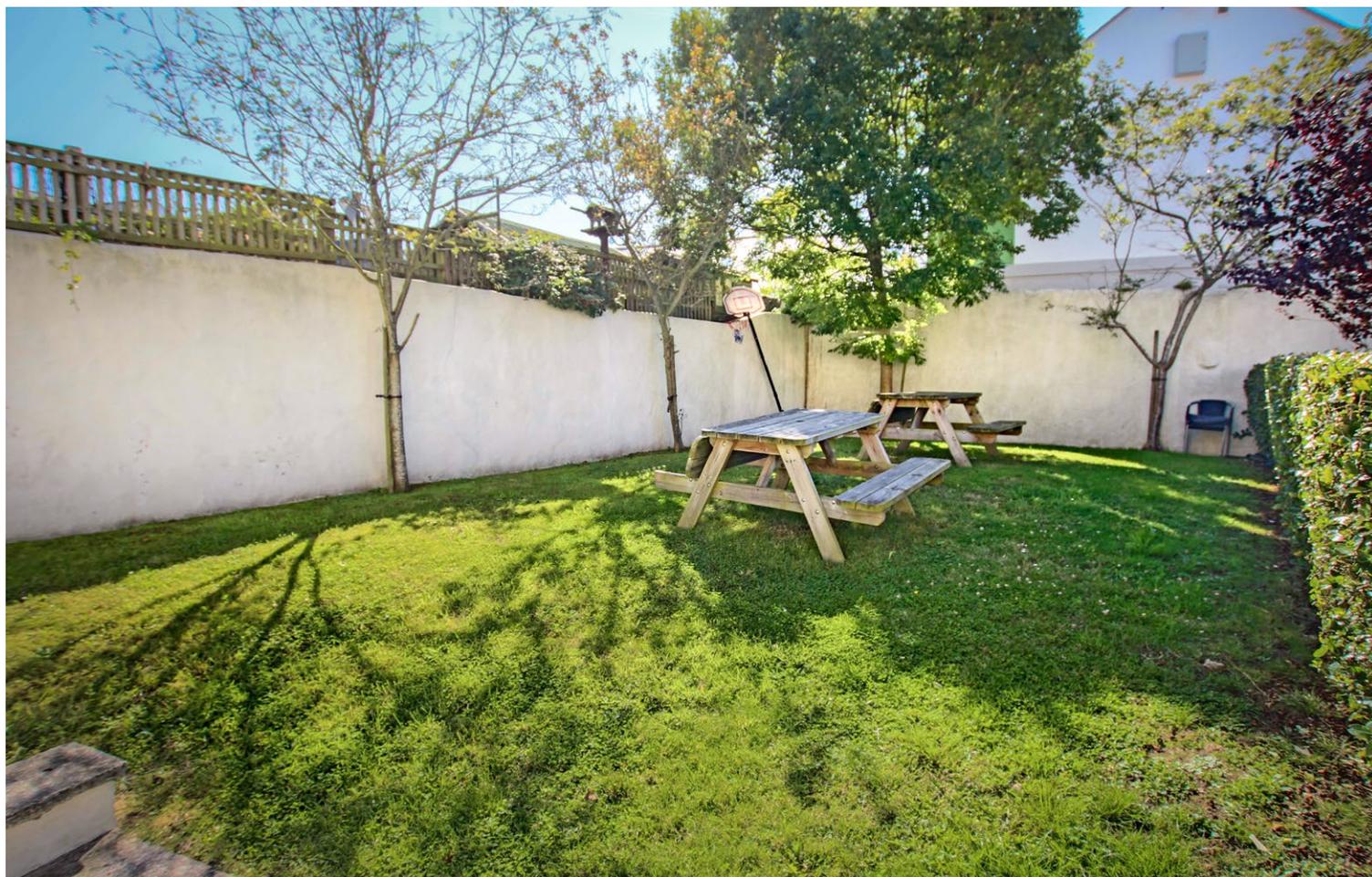


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GUERNSEY'S ESTATE AGENT

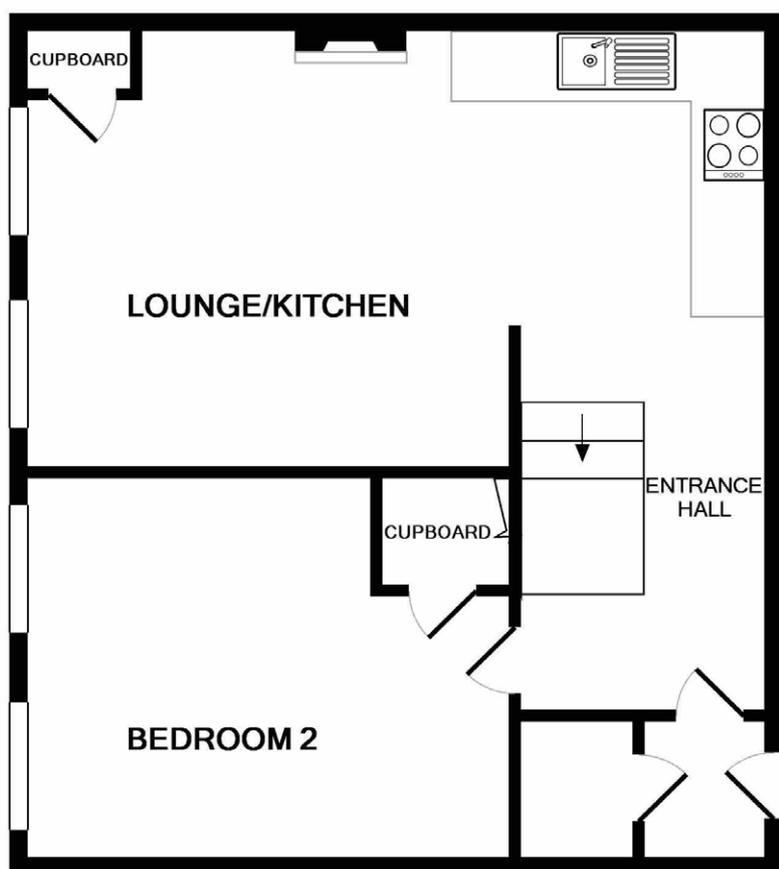




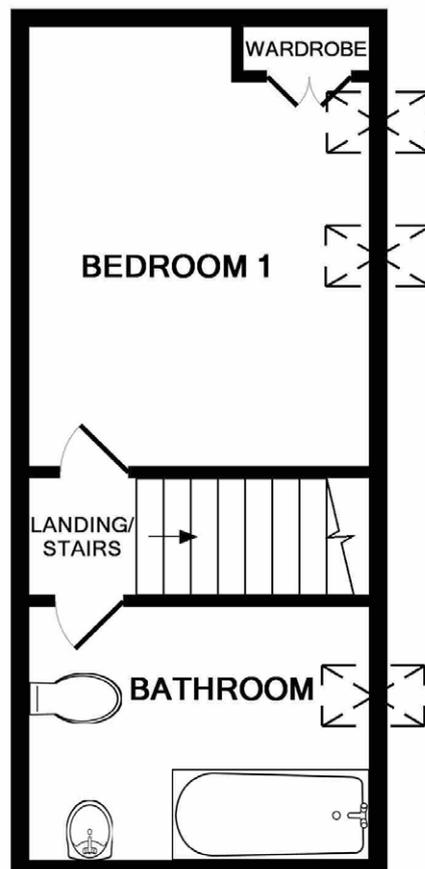


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# Floorplan



1ST FLOOR



2ND FLOOR

## SECOND FLOOR

## Entrance hall

16'8 x 5'3 (5m x 1.6m)

## Lounge/Kitchen

16'5 x 13' (5m x 4m)

## APPLIANCES

- Indesit electric oven
- Hotpoint ceramic hob with extractor fan over
- Integrated fridge/freezer
- Integrated Hotpoint washing machine.

## Bedroom

13'3 x 10'7 (4.1m x 3.3m)

## THIRD FLOOR

## Bedroom 2

13'2 x 10'8 (4m x 3.3m)

## Bathroom

10' x 7'4 (3.1m x 2.2m)

## EXTERIOR

The property is approached over the rear of the development where there is allocated parking for 1 car, adjacent to which is a lawned communal garden.

Pedestrian access can be gained from both the front and rear of the building

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

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

**Finding the property:** Travelling North along Les Frieteaux with Greg Forino Flooring on your left go straight at the roundabout onto the Ville au Roi. The vehicular entrance is the first opening on the left approximately 200ft along from the roundabout. The communal entrance to the apartment is the furthest South. The pedestrian entrance is directly off the Ville au Roi furthest South of the King's Court development.

**Perry's ref:** 24 D3

**what3words:** device.altered.numbing

**TRP:** 83

## LEASE

**Term:** 1 year minimum, longer lease preferred

**Rent:** £2,100 per month

**Deposit:** £2,500

**Available:** Early-mid April

**Restrictions:** No smokers, sharers 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. 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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