



3 St Andrew's Court

Le Vauqueidor, St Andrew's GY6 8TT

£1,750pm

(including some bills, excluding electricity)

LOCAL MARKET RENTAL

This well presented first floor apartment offers spacious accommodation with an open plan lounge, dining and kitchen area and two good sized double bedrooms and shower room.

Externally there is a private balcony together with a large communal terrace which provides an alfresco seating area and one allocated parking space (numbered 3) to the front and a communal laundry room.

Key facts



- First floor apartment
- Communal terrace. Parking
- Regret no smokers or pets
- Available immediately

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



 **cooper
brouard**

GUERNSEY'S ESTATE AGENT





Floorplan

GROUND FLOOR



Made with Metropix ©2023



Mapping / Aerial Photography Copyright (C) States of Guernsey 2023

Entrance hall

5'9 x 2'6 (1.8m x 0.9m)

Lounge/Dining room

14' x 11'9 (4.3m x 3.6m)

Kitchen

9' x 6' (2.7m x 1.8m)

Fitted cream units with granite effect work surfaces incorporating sink and tiled splashbacks.

APPLIANCES

- Hotpoint double oven, 4 ring hob and extractor fan, Beko microwave, Freestanding Hotpoint fridge

Bedroom 1

15' x 8'8 (4.6m x 2.7m)

Bedroom 2

12' x 10' (3.7m x 3.1m)

Shower room

7' x 5' (2.1m x 1.5m)

Fitted three piece suite in white comprising shower cubicle, wash basin and wc. Tiled walls.

EXTERIOR

The property is approached from the road over the parking area where there is parking for one car. A path and external steps lead 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 and water, main 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.

Perry's ref: 24 C2

what3words: decent.jumped.waffled

LEASE

Term: 1 year minimum

Rent: £1,750 per month, including some bills (excluding electricity)

Deposit: Equivalent of 1 ½ month's rent

Available: Immediately

Restrictions: Regret no smokers or pets

Additional costs: Electricity and 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



Cathy



Jess



Charlie



Debbie



Jill