



# The Penthouse

Central Park, Candie Road, St. Peter Port GY1 1UQ

## £2,750pm

LOCAL MARKET RENTAL

A super penthouse apartment situated in central St. Peter Port overlooking Candie Gardens.

The property offers three double bedrooms (one en suite), separate shower room and a beautifully designed kitchen leading to a large living/dining room. The bedrooms have fitted wardrobes and there is ample storage cupboards along with a utility cupboard housing the washing machine and tumble dryer. An added benefit of this spacious apartment is a dedicated working from home area with fitted desk. Exterior window cleaning and cleaning of communal areas shall be included in the rental price. Parking is available by separate negotiation. The apartment would suit professionals looking for a top specification home in a central location.

School catchment: Vauvert Primary and Les Varendes.

### Key facts



- Part furnished apartment
- Parking by separate negotiation
- Ideal location close to Candie Gardens
- Regret no smokers or pets
- Immediately

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



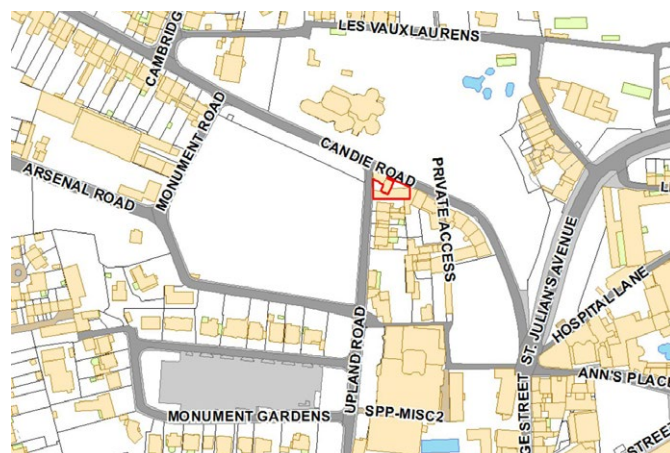
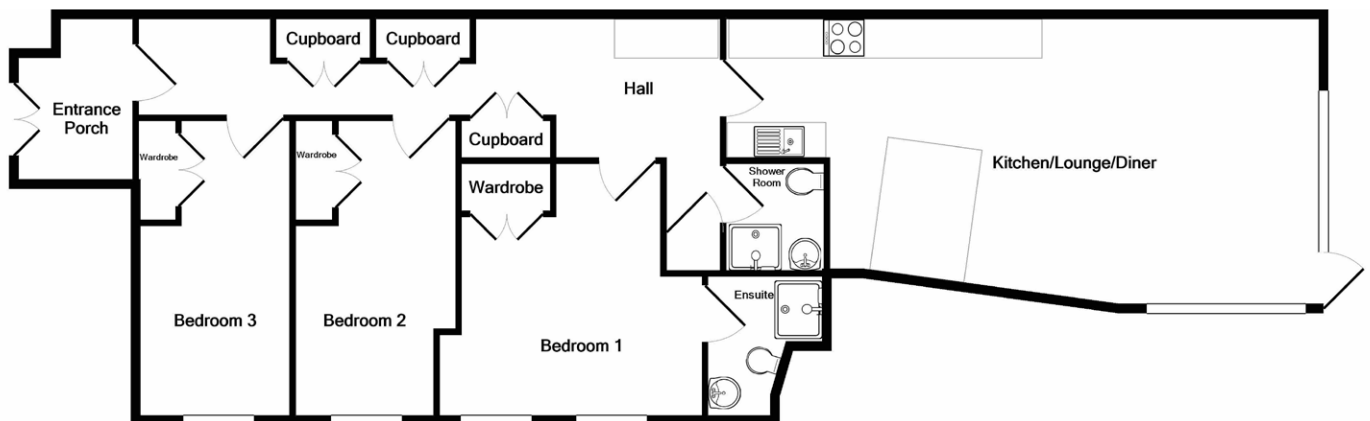
 cooper  
brouard

GUERNSEY'S ESTATE AGENT





# Floorplan



Mapping/Aerial Photography Copyright © States of Guernsey 2025

## FIRST FLOOR

### Entrance hall

8' x 5' 11' (2.45m x 1.80m)

### Inner hall

31'4 x 7'3 (9.56m x 2.22m)

### Kitchen/breakfast room

17' 5 x 7' 6 (5.31m x 2.28m)

Fitted with a range of smart floor and wall units with black worksurfaces incorporating 1 ½ bowl stainless steel sink and drainer unit, breakfast bar. Tiled splashbacks and tiled flooring.

#### APPLIANCES

- Miele electric oven
- Caple electric hob
- Siemens extractor fan
- Integrated Hotpoint dishwasher
- Integrated Hotpoint fridge/freezer
- Integrated Hotpoint larder fridge
- Integrated Hotpoint freezer

### Lounge/dining room

19'2 x 14' 1 (5.83m x 4.30m)

### Laundry cupboard

3'6' x 3'2 (1.06m x 0.97m)

#### APPLIANCES

- Hotpoint washing machine
- Hotpoint tumble dryer

### Bedroom 1

15'3 x 8'9 (4.66m x 2.66m)

### Bedroom 2

16' 2 x 8' 10 (4.93m x 2.69m)

### Bedroom 3

13'8 x 11' (4.17m x 3.36m)

### En suite shower room

6'9 x 6'5 (2.05m x 1.96m)

Three piece suite in white comprising shower cubicle, wash hand basin and wc. Fully tiled walls and floor.

### Shower room

9'1 x 6' (2.78m x 1.84m)

## EXTERIOR

The apartment is accessed via a glass door from Candie Road, leading to a communal stairwell.

## LEASE

**Term:** 1 year minimum

**Rent:** £2,750 per month

**Deposit:** Equivalent to 11/2 months rent

**Available:** Immediately

**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 permit (if applicable):** Proof that a housing permit has been issued. A housing permit will be required for each individual if the property is to be occupied by persons that are not your immediate family.

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

**Services:** Mains electricity and water, main drainage, electric heating, uPVC double glazing.

**Finding the property:** The development is located down Candie Road on the right hand side, it's just after the turning to Upland Road.

**Perry's ref:** 17 F4

**TRP:** TBC

## CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill