



# Apartment 2, 1 Le Truchot

£2,000pm

St Peter Port, GY1 1WD

LOCAL MARKET RENTAL

SOLE AGENT

A lovely bright renovated 2 bedroom apartment located on the 3rd floor.

Spacious sitting room and ideally placed for Town amenities.

## Key facts



- Smart 3rd floor 2 bedroom apartment
- Spacious sitting room and separate kitchen
- Bedroom 1 with fitted wardrobes
- Great central location
- Regret no smokers, sharers or pets
- Available immediately

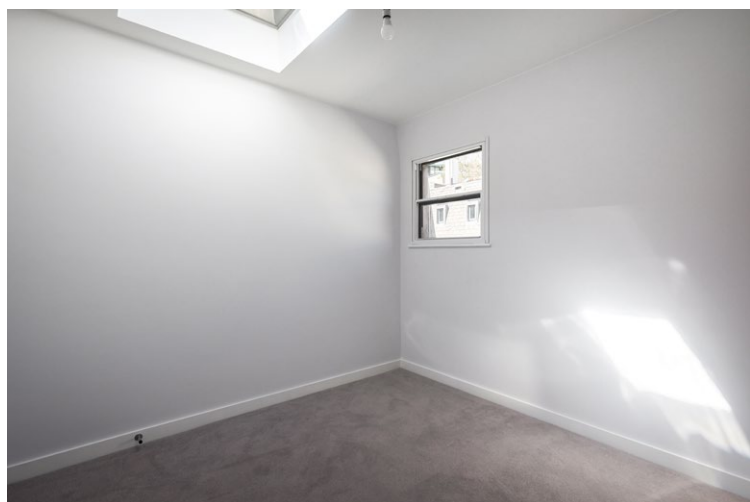
t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 cooper  
brouard

GUERNSEY'S ESTATE AGENT

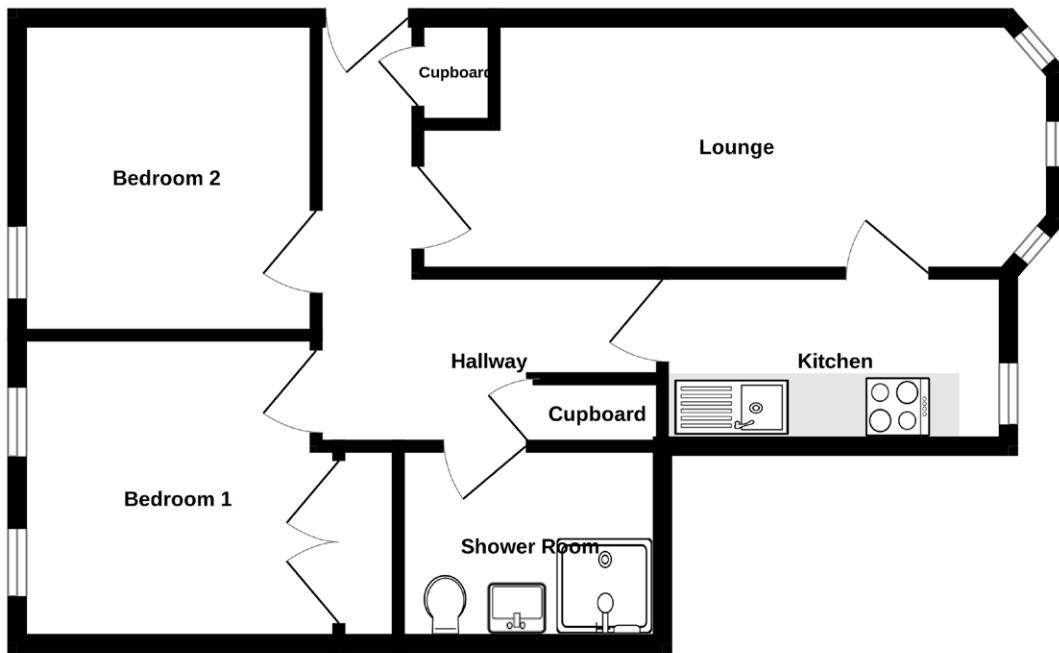






# Floorplan

## APARTMENT 2



Mapping / Aerial Photography Copyright © States of Guernsey 2026

Communal entrance hall with staircase to:

## 3rd FLOOR

### Entrance hall

14'2 x 3' + 6'4 x 3'  
(4.3m x 1m + 1.9m x 1m)

### Bedroom 1

9'5 x 9'4 (2.9m x 2.9m)

### Bedroom 2

9'8 x 8'1 (3m x 2.5m)

### Shower room

6'10 x 5'11 (2.1m x 1.8m)

### Sitting room

17'11 x 11'9 (5.5m x 3.6m)

### Kitchen

11'5 x 7'1 (3.5m x 2.1m)

#### APPLIANCES

- Siemens oven, hob and extractor
- Indesit fridge freezer
- Indesit washer dryer

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

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

**Finding the property:** Building makes the corner of the Lower Pollet and Le Truchot

**Perry's ref:** 17 G4

**what3words:** rocks.quibble.audio

**TRP:** TBC

## LEASE

**Term:** 1 year minimum

**Rent:** £2,000

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

**Available:** Immediately

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

**Additional costs:** Utilities bills ie electricity & 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