



Flat D, Kelso Lodge

Cordier Hill, St Peter Port, GY1 1JJ

£1,600pm

LOCAL MARKET RENTAL

SOLE AGENT

This well-presented low maintenance apartment offers spacious accommodation together with the added benefit of an allocated parking space.

Located on the outskirts of town this property is ideally suited to either a couple or single person.

Key facts



- Spacious ground floor apartment
- Allocated parking space
- Located on outskirts of town centre
- Regret no smokers, sharers or pets
- Available end of July

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GUERNSEY'S ESTATE AGENT





Ground floor

Entrance hall

11' x 3' (3.4m x 0.9m)

Lounge/dining room

15'6 x 15' (4.7m x 4.6m)

Kitchen

9' x 9' (2.7m x 2.7m)

APPLIANCES

- Integrated Hotpoint oven
- 4-ring gas hob
- Zanussi extractor fan
- Integrated fridge/freezer
- Indesit washer/dryer

Bedroom

12'3 x 11' (3.7m x 3.4m)

Bathroom

6'4 x 5'8 (1.9m x 1.8m)

Exterior

Flat D has the exclusive use of one parking space located on the gable of the building.

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

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

Finding the property: Travelling up Victoria Road, turn right at the top in La Couperderie and then right into Cordier Hill, take the next right and Kelso Lodge faces you.

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LEASE

Term: 1 year minimum

Rent: £1,600

Deposit: Equivalent of 1½ month's rent

Available: End of July

Restrictions: Regret no smokers, sharers or pets.

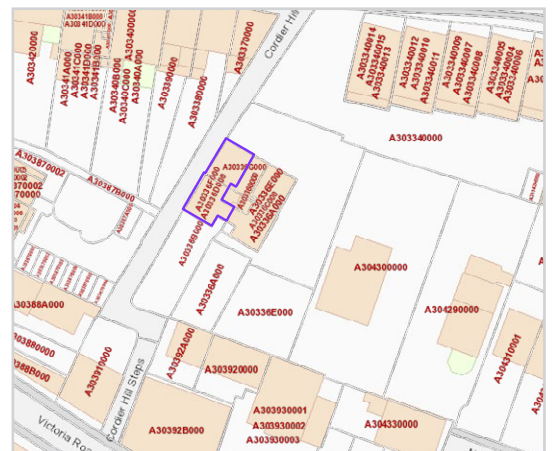
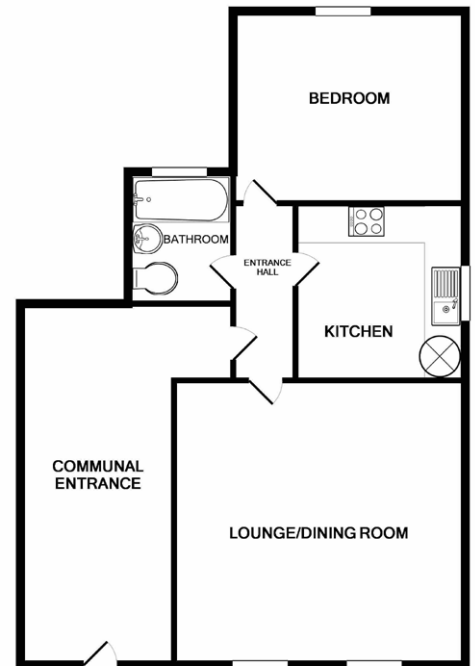
Additional costs: Utilities bills ie electricity, water, telephone and Parish Occupiers/Refuse Rates. Insurance on personal possessions.

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



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