



# 41 St George's Esplanade

St Peter Port. GY1 2BE

## £2,100pm

LOCAL MARKET RENTAL

JOINT AGENT

A smart 2 bedroom flat situated on the outskirts of the Town centre with the added benefit of sea and offshore island views.

The property has been recently decorated throughout inclusive of new carpets. The Flat is split over two floors giving it a Maisonette feel; the 1st floor offers Bedroom 2, a large sitting room to the front, leading to the kitchen/dining room. At the rear there is a bathroom and utility with plumbing for a washing machine. Stairs from the sitting room take you to a large bedroom with velux to the rear and a study.

### Key facts



- Smart 2 bedroom flat
- Situated on the outskirts of town centre
- Benefit of sea views across to Herm/Jethou
- Regret no pets or smokers
- Available Mid July 2026

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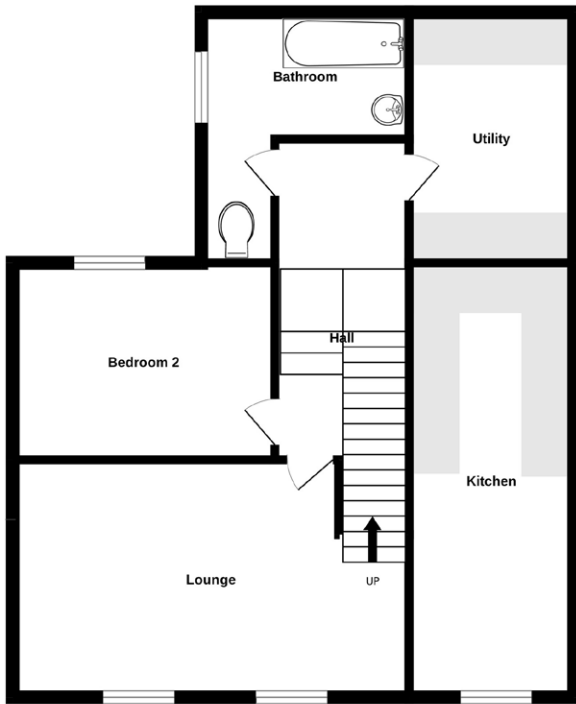
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GUERNSEY'S ESTATE AGENT

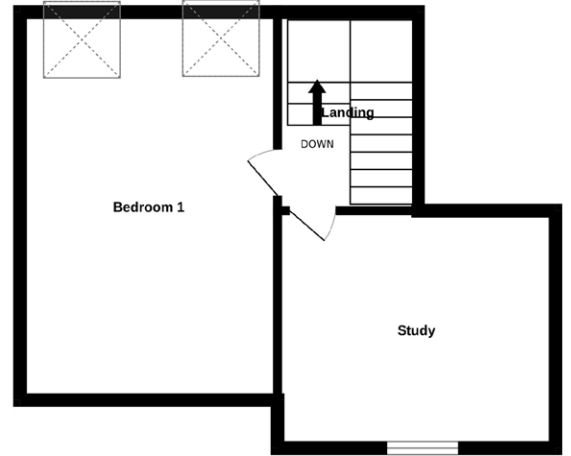


# Floorplans

1ST FLOOR



2ND FLOOR



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Communal entrance porch

Stairs to upper floors

Bathroom

8'4 x 4' +10'2 x 5' (2.6m x 1.2m + 3.1m x 1.5m)

Fitted three piece white suite comprising bath with shower, basin and wc.

Utility

10'10 x 6'8 (3.3m x 2m)

Fitted shelving. Plumbing for washing machine and space for tumble dryer.

Bedroom 2

11'5 x 8'4 (3.5m x 2.6m)

Wardrobe and shelved cupboard.

Lounge

17' x 10'2 (5.2m x 3.1m)

Feature fireplace (currently blocked) with shelved cupboard to the side.

SECOND FLOOR

Kitchen/dining room

19' x 7' (5.8m x 2.1m)

Fitted units with work surface incorporating a sink. Space for table and chairs.

#### APPLIANCES

- Hotpoint electric hob and oven
- Whirlpool extractor
- Hotpoint undercounter fridge with freezer shelf

Bedroom 1

14' x 11'4 (4.3m x 3.5m)

Feature fireplace with shelved cupboard to one side.

Study

11'3 x 10' (3.4m x 3.1m)

Cupboard.

#### EXTERIOR

The property is approached off the pavement via a communal front door with the shop below. A flight of external steps lead to the front door.

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

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

**Finding the property:** the apartment is located above The Wine Alley.

**Perry's ref:** 17 G3

**TRP 107**

#### LEASE

**Term:** 1 year minimum

**Rent:** £2,100 per month

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

**Available:** Mid July 2026

**Restrictions:** Regret no pets or smokers. Sharers at consideration of the landlord.

**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 stating the specified TRP. 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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