



16, Infinity Lofts

Les Amballes, St Peter Port, GY1 1WT

£2,750pm

LOCAL MARKET RENTAL

SOLE AGENT

A stylish unfurnished contemporary town house, constructed in 2020, offering well appointed accommodation spanning three floors.

This modern home boasts a kitchen/diner, which has double doors opening onto an enclosed patio area, lounge and WC on the ground floor with three bedrooms, a family bathroom and en-suite shower to the main bedroom over the following two floors.

The property further benefits from two allocated secure parking spaces and is located a short distance from the amenities of St Peter Port.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Forming part of a development built in 2020
- Two allocated parking spaces
- Three bedrooms
- Open plan kitchen living space
- Smart patio area
- Sea views from main bedroom
- Regret no smokers or pets
- Available mid June 2026
- Unfurnished

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GUERNSEY'S ESTATE AGENT











GROUND FLOOR

Entrance hall

8' x 3'9 (2.4m x 1.1m)

Kitchen/diner

18'2 max x 12'5 (5.5m x 3.8m)

APPLIANCES

- 2x Hotpoint oven
- Hotpoint dishwasher
- Hotpoint hob & extractor
- Hotpoint fridge/freezer

Lounge

15'3 x 12'7 (4.6m x 3.9m)

WC

5' x 3' (1.4m x 0.9m)

FIRST FLOOR

Landing

10' x 2'9 (3.1m x 0.9m)

Cupboard

APPLIANCES

- Bosch washer/dryer

Bedroom 2

12'4 x 12'2 (3.8m x 3.7m)

Bedroom 3

11'5 x 8'9 (3.5m x 2.7m)

SECOND FLOOR

Bedroom 1

17'8 x 13' (5.4m x 4m)

En-suite

7'3 x 5'4 (2.2m x 1.6m)

EXTERIOR

The property benefits from two allocated parking spaces in a secure underground parking area beneath the development. There is a beautiful patio area located to the front of the patio which is accessed via double doors from the kitchen dining area.

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

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

Perry's ref: 3 L3

what3words: sharpen.instant.string

TRP: 121

LEASE

Term: 1 year minimum – the landlords are open to considering a longer term tenancy

Rent: £2,750pm

Deposit: Equivalent of 1½ month's rent

Available: Mid June 2026

Restrictions: Regret no smokers 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



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