



4, Grange Mews

La Grange, St Peter Port, GY1 1RQ

£3,850pm

LOCAL MARKET RENTAL

SOLE AGENT

Beautifully presented throughout and finished to an exceptional standard, this contemporary home offers stylish, low-maintenance living just moments from the heart of St Peter Port.

The ground floor comprises of a separate lounge, kitchen diner with bi-fold doors out onto the garden and patio, utility room, WC and further useful storage cupboards. Upstairs, two generously bedrooms each boast their own en-suite and the entire top floor is dedicated to a luxurious main suite complete with spacious en-suite and walk in dressing room. With allocated parking for 2, viewing is highly recommended.

Key facts



- Beautifully presented throughout
- Three bedrooms all en-suite
- Generous loft storage over 2nd floor en-suite
- Two allocated parking spaces
- Convenient St Peter Port location
- Regret no pets or smokers
- Available immediately

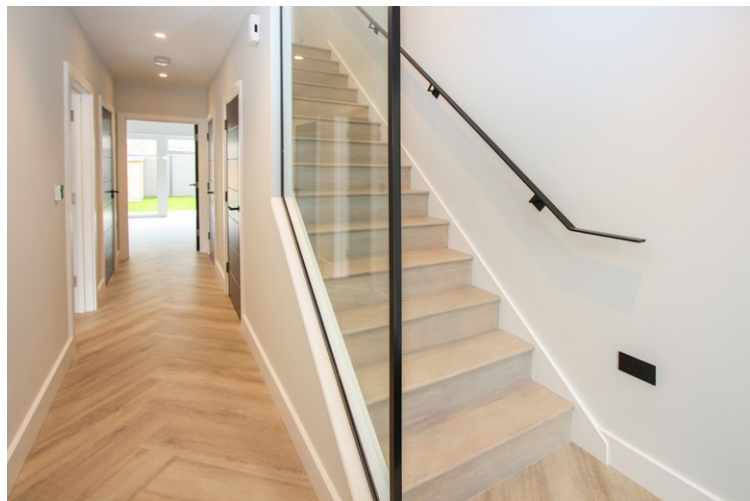
t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



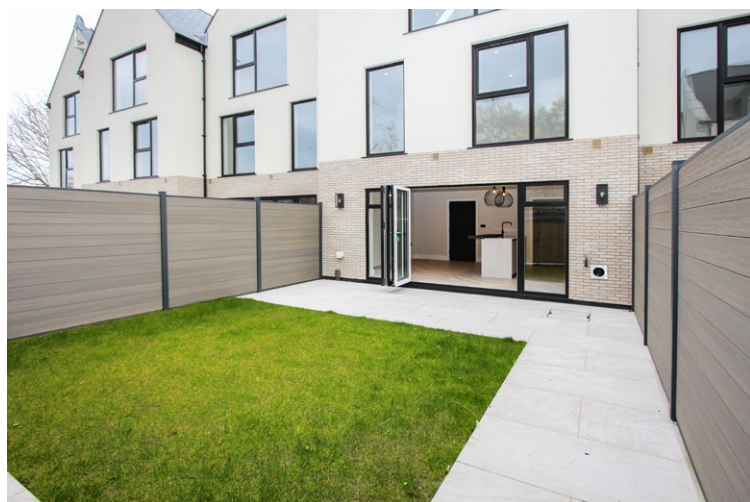
 **cooper
brouard**

GUERNSEY'S ESTATE AGENT





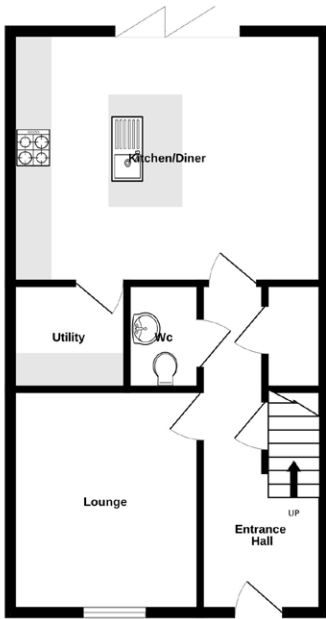




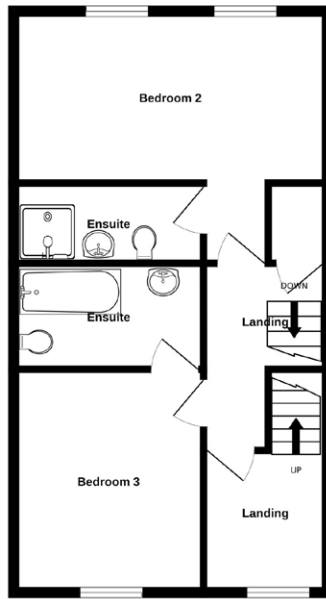


Floorplan

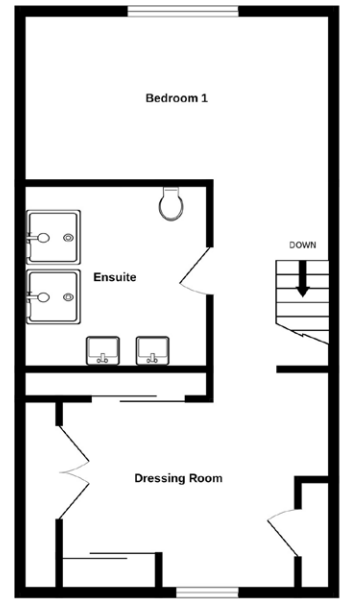
GROUND FLOOR



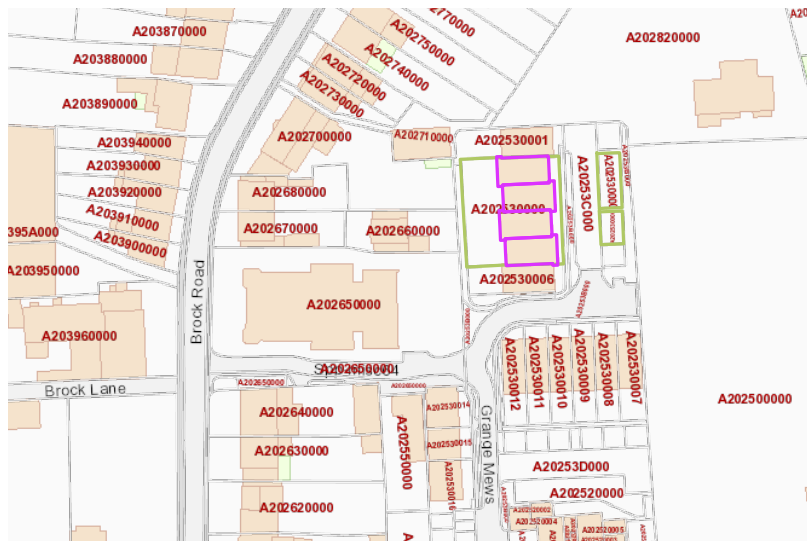
1ST FLOOR



2ND FLOOR



Made with Metropix ©2025



Mapping / Aerial Photography Copyright © States of Guernsey 2025

GROUND FLOOR Bedroom 2

Entrance hall

18' x 6'8

Lounge

15' x 10'6

WC

5'5 x 4'

Utility room

6'2 x 5'5

APPLIANCES

- Washing machine and tumble dryer to be installed.

Kitchen/diner

18'4 x 13'6

APPLIANCES

- Bora hob with integrated extractor fan
- Neff oven
- Neff combi oven
- Neff dishwasher
- Neff fridge freezer

FIRST FLOOR

Landing

19' x 8'8

19'4 x 9'7

En-suite

10'3 x 4'5

Bedroom 3

13'3 x 10'9

En-suite

10'3 x 6

Inner landing

8'8 x 6'9

SECOND FLOOR

Bedroom 1

18'1 x 10'6

En-suite

10'10 x 9'8

Dressing room

15'1 x 12'

EXTERNAL

The development is accessed off The Grange, continue along the brick paved driveway to the rear of the development where there are two allocated parking spaces associated with the unit. The communal areas are planted with an array of trees, shrubs and

flowers. The rear garden is laid to lawn and paving, houses a wooden shed and is accessed via the bi-fold doors from the kitchen/diner. There is a back garden gate which leads onto a rear pathway taking you back out to the driveway of the development.

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

Services: Wet system underfloor heating ground floor, wet system wall hung aluminium radiators 1st and 2nd floors. Electric towel rails for en-suites.

Perry's ref: 4 F7

what3words: captain.gaffer.incremental

TRP: 214

LEASE

Term: 1 year minimum

Rent: £3,850 per month

Deposit: Equivalent to one and a half month's rent

Available: Immediately

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 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.

CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



Shelley



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

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

