



Unit 8, The Orchard

£2,700pm

Rue du Friquet, Castel, GY5 7SS

LOCAL MARKET RENTAL

SOLE AGENT

Forming part of a brand-new development finished to an exceptional standard throughout, this spacious two-bedroom duplex apartment occupies the first and second floors and is situated in a convenient location.

The property offers two well-proportioned bedrooms, combining comfort and practicality.

Externally, the apartment benefits from parking for up to two vehicles and a private enclosed first-floor terrace.

School catchment: La Mare de Carteret Primary School / St Sampson High School

Key facts



- Part of a brand-new development finished to an exceptionally high standard
- Spacious two-bedroom duplex
- Situated in a convenient location
- Two well-proportioned bedrooms
- Parking for up to two cars with EV charging point, plus an enclosed first floor terrace
- Regret no smokers or pets
- Available immediately

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GUERNSEY'S ESTATE AGENT

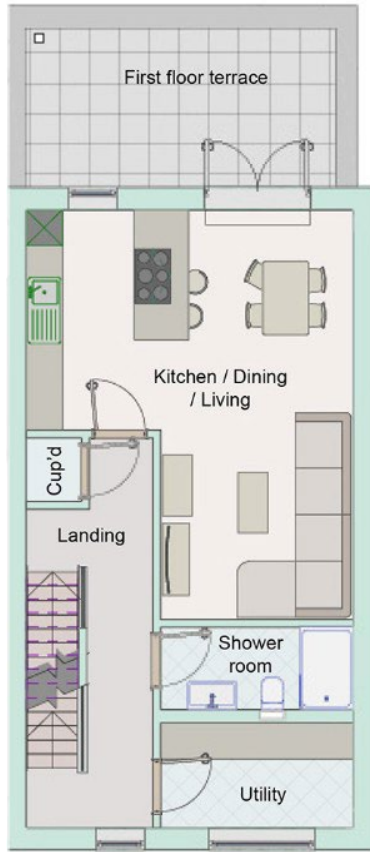




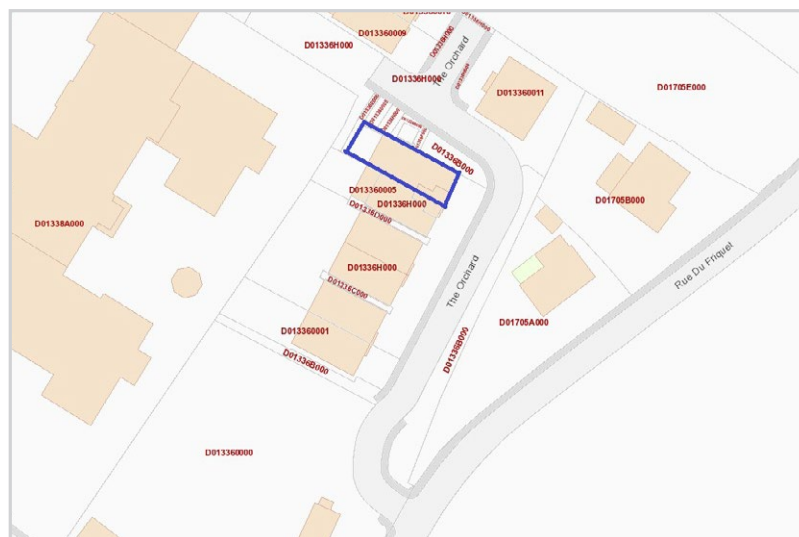
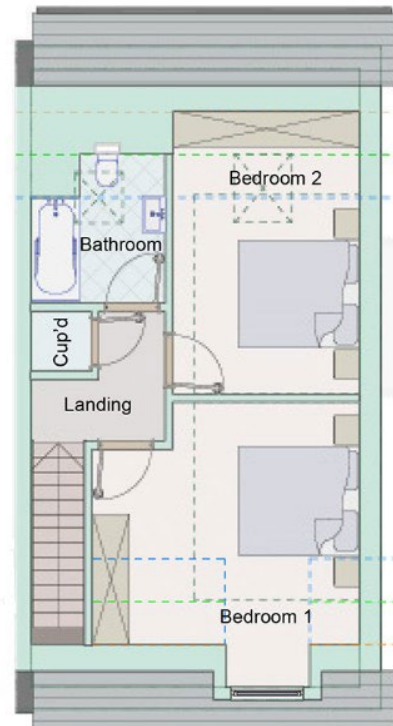


Floorplan

FIRST FLOOR



SECOND FLOOR



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Ground floor lobby providing access via staircase to the first floor

FIRST FLOOR

Landing

22'5 x 6'11 max (6.83m x 2.11m max)

Kitchen / Diner / Living Room

17'9 x 10'8 x 10'7 x 11'8 (5.41m x 3.25m x 3.23m x 3.56m)

APPLIANCES

- AEG oven & grill
- AEG hob
- Falmeo extractor
- AEG dishwasher
- AEG fridge / freezer

Terrace

17'8 x 8'11 (5.38m x 2.72m)

Shower Room

10'8 x 4'4 (3.25m x 1.32m)

Utility

8'9 x 6'4 (2.67m x 1.93m)

SECOND FLOOR

Landing

7'2 x 6'11 max (2.18m x 2.11m max)

Bedroom 1

16'0 x 14'5 max (4.88m x 4.39m max)

Bedroom 2

17'7 x 10'4 max (5.36m x 3.15m max)

Bathroom

7'9 x 6'4 (2.36m x 1.93m)

EXTERNAL

The entrance to the clos is situated almost directly opposite Le Friquet Garden Centre. When exiting Le Friquet Garden Centre, turn left and just after the bend before the traffic lights, the clos can be found on the right-hand side. The property itself is the last property located on the left-hand side before the bend. To the front, there is parking for up to two cars with an EV charging point.

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

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

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LEASE

Term: 1 year minimum

Rent: £2,700

Deposit: Equivalent of 1½ 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 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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