



9, Queens Court Mews

Queens Court, Belmont Road, St Peter Port, GY1 1PX

£1,850pm

LOCAL MARKET RENTAL

SOLE AGENT

A well-presented one bedroom apartment, positioned on the first floor of a purpose built development which was established in 2013.

Offering modern and low maintenance living just a short distance from the main hub of St Peter Port, the accommodation comprises a bright open plan kitchen/lounge/diner, contemporary shower room and bedroom with fitted storage.

Externally the property benefits from an allocated parking space, a store room and use of attractive communal gardens.

Key facts



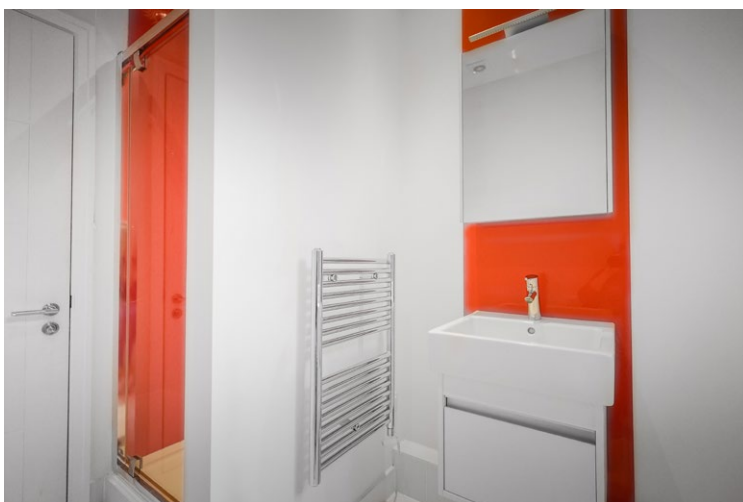
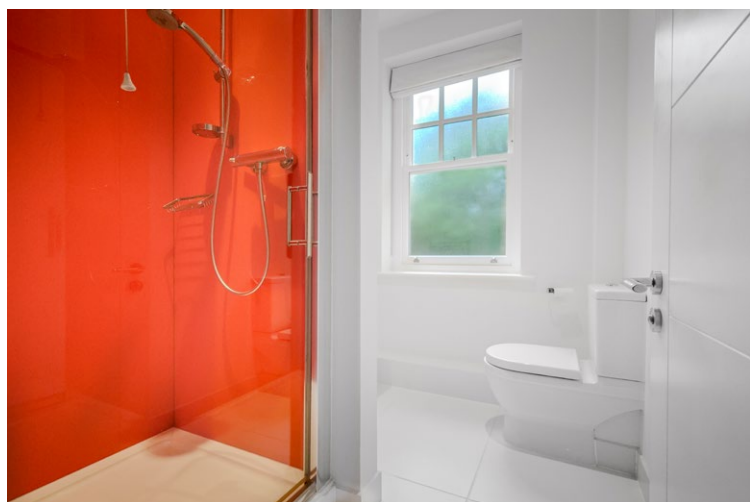
- First floor apartment
- Forming part of a high spec development
- One bedroom
- One allocated parking space
- Ideally suited to a single professional or couple
- Regret no smokers, or pets
- Available immediately

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GUERNSEY'S ESTATE AGENT

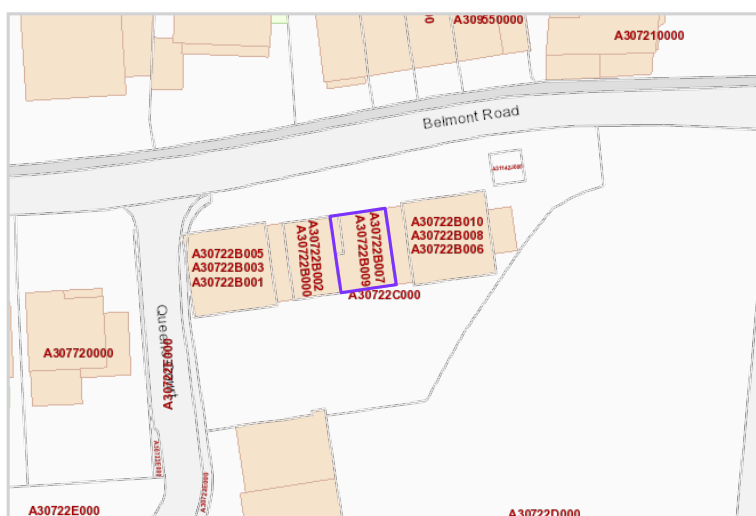
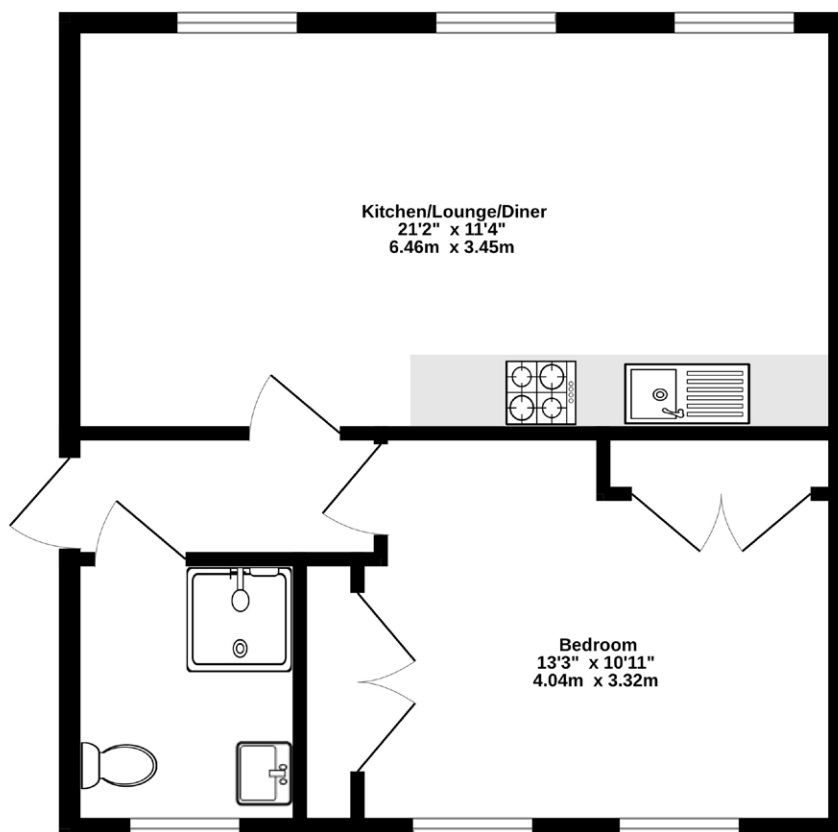






Floorplan

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



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FIRST FLOOR

Entrance hall

8'6 x 3'6 (2.6m x 1m)

Kitchen/lounge/diner

21'2 x 11'4 (6.4m x 3.5m)

APPLIANCES

- Siemens hob with extractor over
- Siemens oven
- Montpellier washer/dryer
- Siemens dishwasher
- Siemens fridge/freezer

Shower room

7'5 x 6'4 (2.3m x 1.9m)

Bedroom

14'5 x 11'5 (4.4m x 3.5m)

EXTERIOR

There is one allocated parking associated with the property as well as use of the communal gardens. There is also store room for the use of this unit which measures 10' x 4' (3.1m x 1.2m).

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

Services: Mains electricity and water, mains drainage, electric underfloor heating throughout, timber double glazing.

Service charge: £243 per month – this covers maintenance of communal areas, window cleaning, communal area gardening and buildings insurance. The property is managed by Savills.

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LEASE

Term: 1 year minimum

Rent: £1,850 Monthly service charge included in the rent

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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