

ENCORE



Flat, 28, Le Pollet

St Peter Port, GY1 1WH

£2,195pm

LOCAL MARKET RENTAL

SOLE AGENT

A smart and well-presented first-floor flat, arranged over three floors with additional attic storage, and offered fully furnished.

The first floor comprises a double bedroom, dressing room, WC and utility area. The second floor features a lounge/diner and separate kitchen, while the third floor offers a further double bedroom and bathroom. The fourth floor provides useful attic storage.

The property offers well-proportioned accommodation arranged over several floors, making it an ideal home for a professional couple or sharers.

Key facts



- Fully furnished
- Two double bedrooms
- Accommodation arranged over three floors
- Useful attic storage
- Regret no smokers or pets
- Available immediately.

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GUERNSEY'S ESTATE AGENT

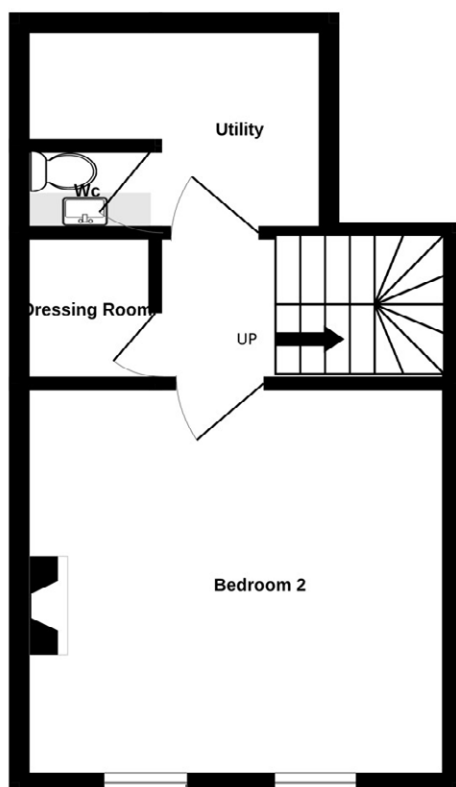




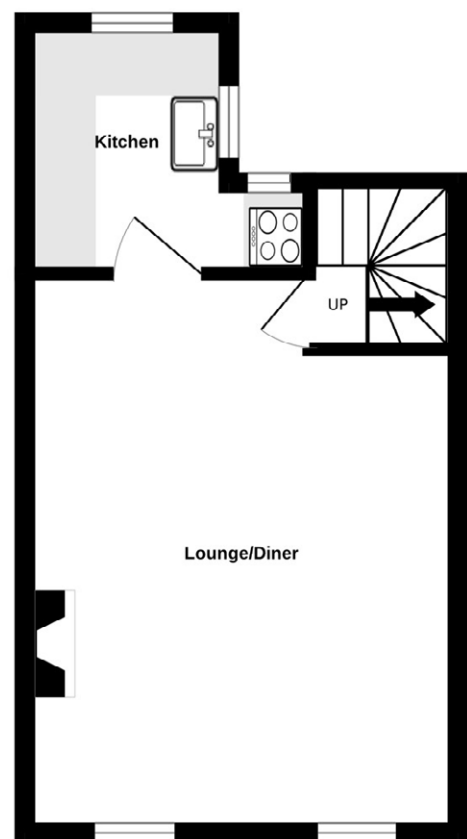


Floorplan

1ST FLOOR

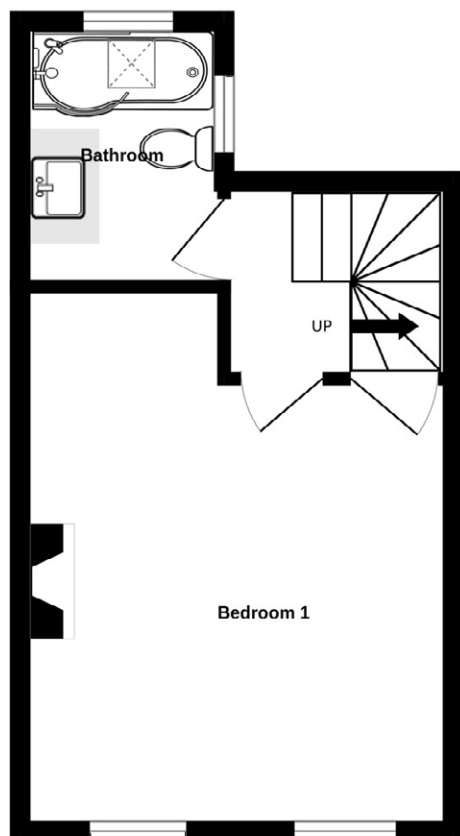


2ND FLOOR

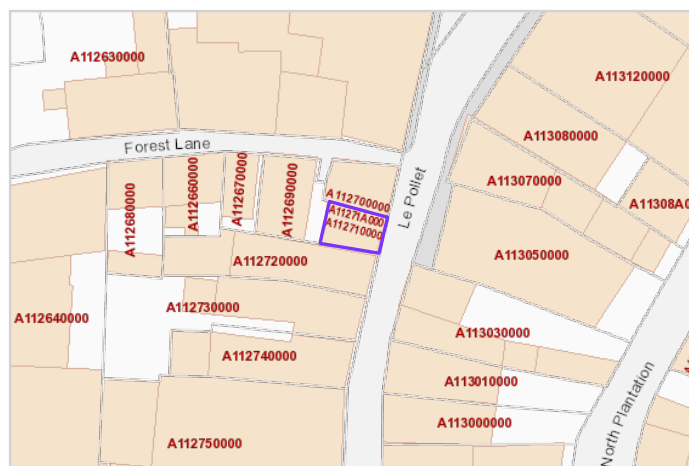
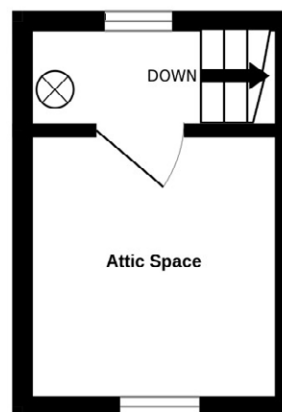


Floorplan

3RD FLOOR



4TH FLOOR



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FIRST FLOOR

Bedroom 2

12'4 x 11'5 (3.76m x 3.48m)

Dressing Room

WC

Utility

APPLIANCES

- Hotpoint washing machine
- Indesit tumble dryer
- Igenix small fridge

SECOND FLOOR

Lounge / Diner

16'0 x 12'4 (4.88m x 3.76m)

Kitchen

8'1 x 7'2 (2.46m x 2.18m)

APPLIANCES

- Hotpoint oven
- Samsung hob
- Russell Hobbs extractor
- Igenix fridge/freezer

THIRD FLOOR

Bedroom 1

14'2 x 12'4 (4.32m x 3.76m)

Bathroom

8'9 x 7'5 (2.67m x 2.26m)

FOURTH FLOOR

Attic Storage

Services: Mains electricity, water and drainage, single glazed timber, Electric heating

Finding the property: Flat 28 is conveniently located above Encore in Le Pollet.

Perry's ref: 5L6

what3words: risking.paint.offhand

LEASE

Term: 1 year minimum

Rent: £2,195

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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