



4 Infinity Lofts

Les Amballes, St Peter Port, GY1 1WT

Stylish and low maintenance property offering spacious accommodation with the added benefit of underground allocated parking for two cars located in a gated development a short walk to town.

School catchment: Amherst Primary & Les Varendes

£2,500pm

LOCAL MARKET RENTAL

SOLE AGENT

Key facts



- Modern terraced property
- Double bedrooms with ensembles
- Parking for two cars
- Regret no smokers or pets
- Available mid October

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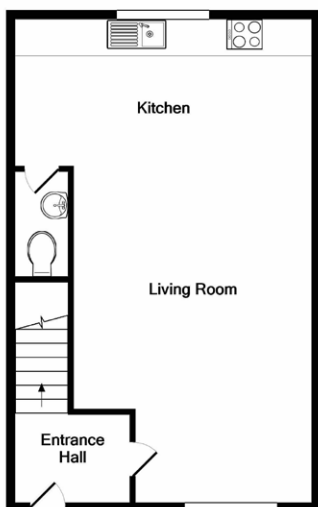
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GUERNSEY'S ESTATE AGENT



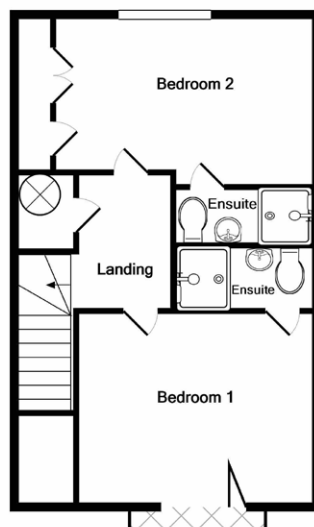




Floorplan



GROUND FLOOR



1ST FLOOR



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Entrance hall

6'7 x 5'

Open plan lounge/ kitchen/dining room

6'6 x 16' narrowing to 12'5

APPLIANCES

- Hotpoint 4 ring hob
- Oven
- Microwave oven
- Fridge/freezer
- Integral dishwasher

WC

6' x 4'

FIRST FLOOR

Landing

8'5 x 3'4

Bedroom 1

12'9 x 10'4

En suite shower room

7'9 x 3'5

Bedroom 2

16' x 9'4

En suite shower room

8'2 x 3'

EXTERIOR

The property is approached off the road over a paved driveway which leads down to an under ground car park where there is allocated parking for two cars. An external staircase leads up to a communal area and upto the front door.

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

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

What3words: surfed.opens.evidently

Finding the property: Travelling along Les Canchiers, turn left at the yellow line and the brand new complex is on the right hand side.

Perry's ref: 17 G4

LEASE

Term: 1 year minimum

Rent: £2,500 per month

Deposit: Equivalent to 1½ month's rent

Available: Mid October

Restrictions: Regret no smokers or pets

Additional costs: Utilities bills ie electricity, water, oil, telephone and Parish Occupiers/Refuse Rates. 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



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