



Flat 1, Silverwood

Brock Road, St. Peter Port, GY1 1RR

£2,950pm

OPEN MARKET RENTAL

SOLE AGENT

A spacious two-bedroom ground floor flat, conveniently located within a short stroll of the centre of St Peter Port and a range of local amenities. Fully refurbished just three years ago, the property offers modern, low-maintenance living and is economical to run and heat.

The bright and well-presented accommodation comprises of an open-plan kitchen/lounge/diner, two double bedrooms, with the main bedroom benefiting from an ensuite shower room. To the rear is a low-maintenance garden and patio area, together with a shed.

School catchment: Vauvert primary school and Les Varendes

Key facts



- Spacious two-bedroom ground floor flat
- Open-plan kitchen/lounge/diner and two double bedrooms
- Main bedroom with ensuite shower room
- Low-maintenance garden, patio and shed
- Parking by separate negotiation
- Regret no pets or smokers
- Available immediately

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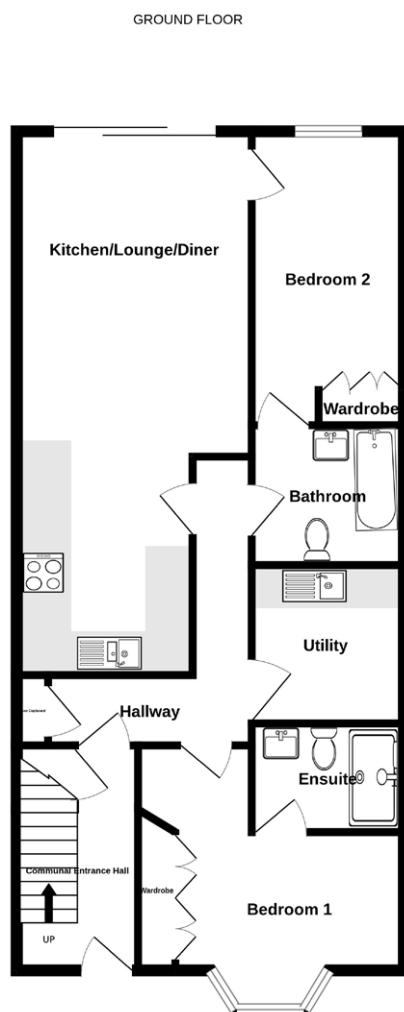
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GUERNSEY'S ESTATE AGENT







Floorplan



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Communal Entrance Hall

Hallway

11'4 x 9'4 x 2'3 (L-shaped)
(3.45m x 2.84m x 0.69m)

Kitchen / Lounge / Diner

26'9 x 11'3 (8.15m x 3.43m)

APPLIANCES

- Neff double oven
- Neff hob and extractor fan
- Neff fridge/freezer
- Neff dishwasher

Bedroom 1

13'1 x 12'0 (3.99m x 3.66m)

Ensuite

7'6 x 5'6 (2.29m x 1.68m)

Bedroom 2

14'5 x 7'9 (4.39m x 2.36m)

Bathroom

7'2 x 6'3 (2.18m x 1.91m)

Utility Room

7'9 x 6'2 (2.36m x 1.88m)

APPLIANCES

- Indesit washing machine
- Indesit tumble dryer

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

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

Finding the property: From the grange turn into Brock Road and continue past Ebenezer Church Apartments, Silverwood is the 11th property on the right

Perry's ref: 4 F6

what3words: rallies.organism.poorly

LEASE

Term: 1 year minimum

Rent: £2,950 + £45 per month service charge (which includes garden maintenance)

Lease Fee: One off payment of £395

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret no pets or smokers.

Additional costs: Utilities

bills ie electricity & telephone.

Reimbursement of the TRP, Parochial rates and annual waste charge.

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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