



7 Maison Gauthier

Clos Du Roi, Ville Au Roi, St Peter Port GY1 1PA

£1,900pm

LOCAL MARKET RENTAL

SOLE AGENT

This light and well-proportioned second floor apartment is situated on the outskirts of St Peter Port, within a short distance to both town and St Martin's village.

The property offers two large double bedrooms, both with built in wardrobes, a large lounge/dining room which offers plenty of light with views over the communal lawns, a galley style kitchen and a four-piece bathroom, there is also parking surrounding the development.

School catchment: Vauvert Primary and Les Varendes

Key facts



- Well proportioned 2nd floor apartment
- Light and airy accommodation
- Parking for one car
- Regret no smokers or pets
- Available end of September

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT

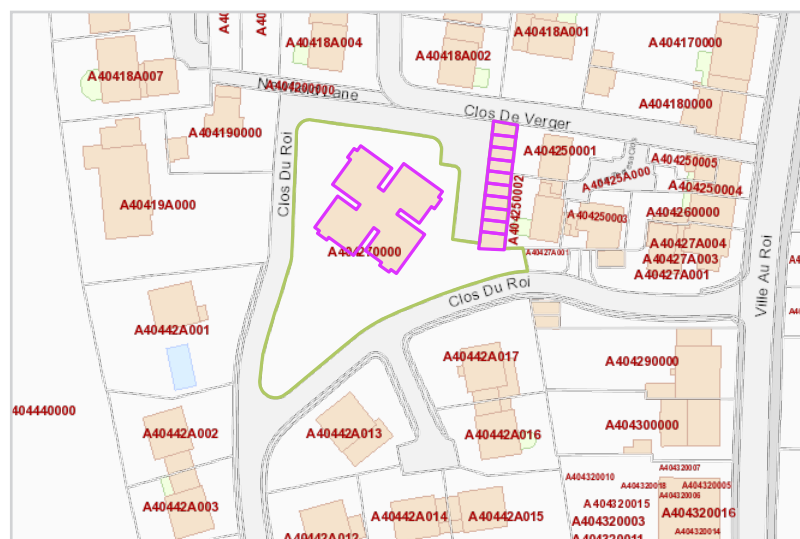






Floorplan

GROUND FLOOR



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Entrance hall

14'1 x 5'4 (4.3m x 1.6m)

Lounge/dining room

17'2 x 15'3 (5.2m x 4.6m)

Kitchen

13'2 x 7'2 (4m x 2.2m)

APPLIANCES

- Firenzi oven
- Hob and extractor fan
- Hotpoint washer/dryer
- Neff dishwasher

Bedroom 1

15'4 x 10' (4.7m x 3.1m)

Bedroom 2

16' x 10'3 (4.9m x 3.1m)

Bathroom

11' x 8'2 (3.4m x 2.5m)

Fitted with a four piece suite in white comprising bath, shower cubicle, wash basin in vanity unit and low-flush wc. Partly tiled walls and wood laminate flooring.

EXTERIOR

The property is accessed off the clos road where there are numerous parking spaces and one allocated space for the apartment.

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

Services: Mains electricity and water, cesspool drainage, gas underfloor heating, uPVC double glazing.

Finding the property: Travelling north along the Ville Au Roi from the roundabout, take the 1st left into Clos du Roi, Maison Gauthier is the 2nd block of apartments on the right hand side.

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LEASE

Term: 1 year minimum

Rent: £1,900 per month including water

Deposit: Equivalent to 1 ½ months rent

Available: Available end of September

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



Cathy



Jess



Charlie



Debbie



Jill



Shelley



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

