7 Cordier Views

Cordier Hill, St Peter Port. GY1 1JJ

£2,200pm

LOCAL MARKET RENTAL

SOLE AGENT

A modern fully furnished and equipped second floor apartment within walking distance of St Peter Port centre.

This immaculately presented apartment offers light and spacious accommodation with the added benefit of a private balcony with townscape and sea views, communal area and a garage which provides parking for two cars on a stacker system.

Key facts

2 2 1

- Modern 2 bedroom apartment
- Fully furnished and equipped
- Balcony with roof top & sea views
- Parking for 2 cars
- Ideally suited to a single or professional couple
- Regret no smokers, sharers or pets
- Available Immediately

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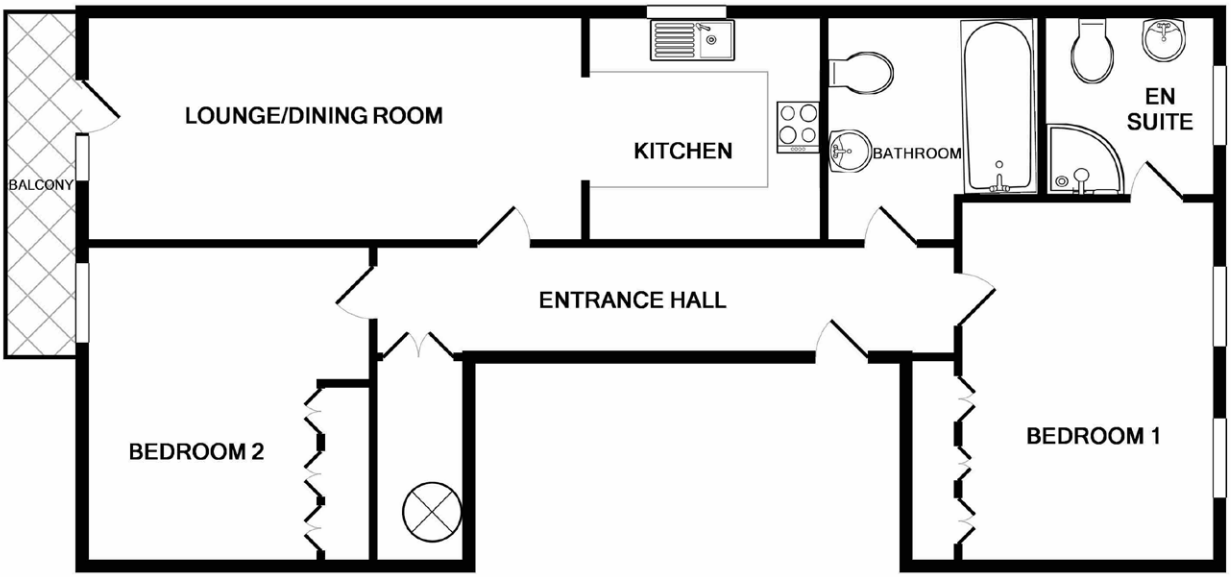
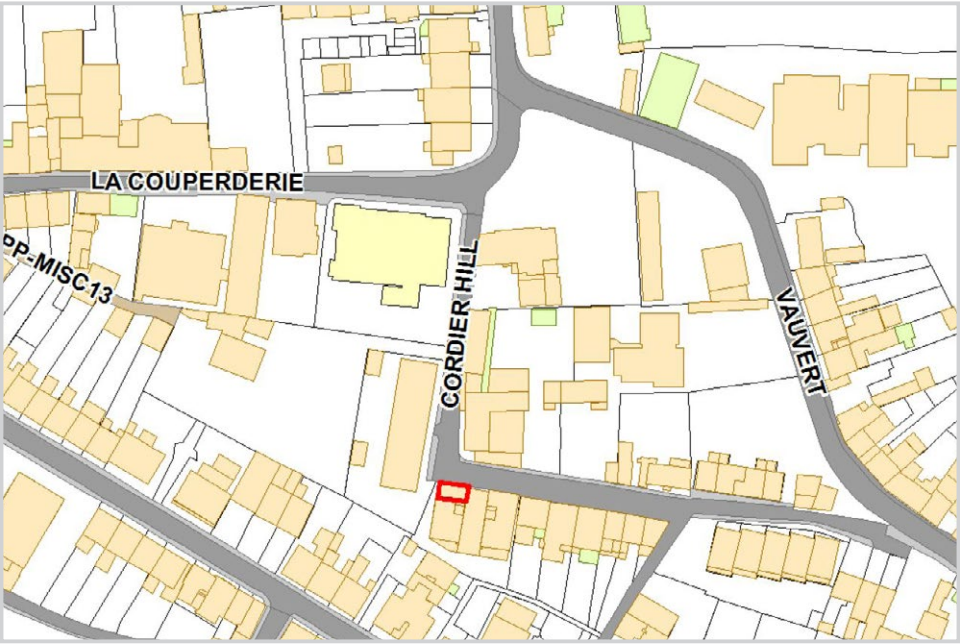
GUERNSEY'S ESTATE AGENT

Floorplan





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Entrance hall

18'4 x 3' (5.6m x 0.9m)

Lounge/dining room

23' x 12' (7m x 3.7m)

Kitchen

9'5 x 9' (2.9m x 2.7m)

APPLIANCES

- Oven
- Induction hob
- Extractor fan
- Integrated microwave
- Integrated fridge/freezer
- Washer/dryer and dishwasher

Bedroom 1

14' x 10' (4.3m x 3.1m)

En suite / Shower room

7' x 6'8 (2.1m x 2m)

Bathroom

8'7 x 7'2 (2.7m x 2.2m)

Bedroom 2

15' x 9' (4.6m x 2.7m)

EXTERIOR

The property is approached off the road down a pathway to the communal front door. There is a communal gravelled area and a garage with parking for 2 cars on a stacker system.

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

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

Finding the property: Just pass St Joseph's Church on your right take the right hand turn into Cordier Hill and Cordier View is situated in front of you before the left hand bend

Perry's ref: 25 F1

what3words: 103

TRP: 103

LEASE

Term: A minimum term of 1 year, with the lease continuing on a rolling basis thereafter.

Rent: £2,200pm

Deposit: £2,500

Available: Available Immediately

Restrictions: Strictly no smokers, sharers 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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These particulars are supplied on the understanding all negotiations are conducted through this office.
We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.