Flat 2 Silverwood

Brock Road, St Peter Port, GY1 1RR

£1,850pm

+ Service charge of £50 per month which includes the garden maintenance of the private garden as well as the communal areas

LOCAL MARKET RENTAL **SOLE AGENT**

A smartly presented first-floor one-bedroom flat, forming part of a development of just three flats, conveniently situated in St Peter Port, close to all local amenities.

The accommodation comprises an open-plan living area incorporating a kitchen, a well-proportioned bedroom with fitted wardrobes and a lovely outlook over the rear gardens. There is also a modern three-piece bathroom suite and a separate utility cupboard providing additional storage.

Externally, the property enjoys a good-sized private garden, accessed via the side of the building.

Key facts

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- Smartly presented first-floor one-bedroom flat
- Conveniently located in St Peter Port close to local amenities.
- Open-plan living/kitchen area
- Benefits from a good-sized private rear garden
- Regret no smokers, sharers or pets
- Available beginning of January 2027

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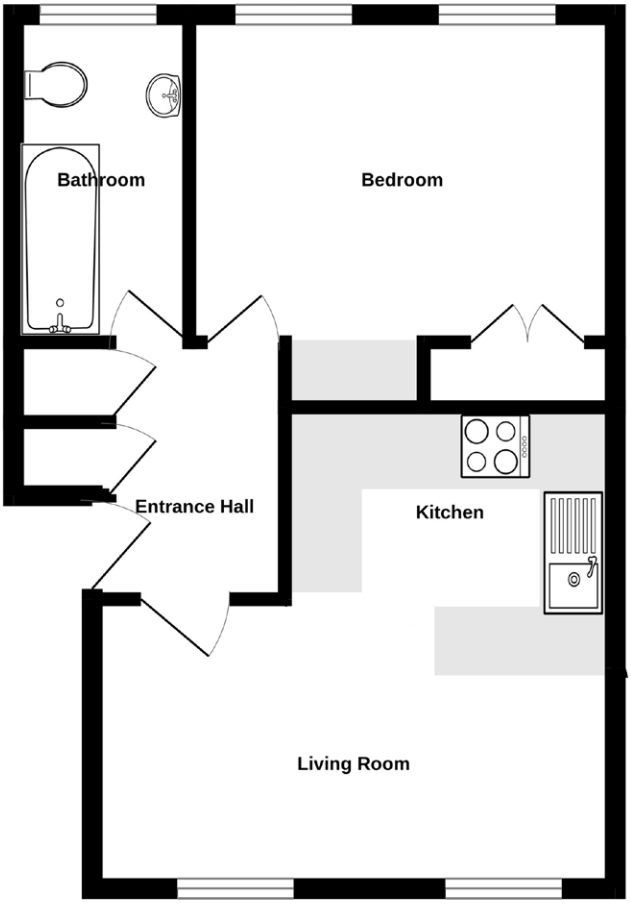
GUERNSEY'S ESTATE AGENT

Floorplan

FIRST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



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FIRST FLOOR

Entrance hall

Living room/kitchen

17' x 13'8 (5.2m x 4.2m)

APPLIANCES

- Washer/dryer
- Dishwasher
- Oven
- Hob
- Extractor and fridge/freezer

Bedroom

12'10 x 10'4 (4m x 3.2m)

Bathroom

9'3 x 6' (2.8m x 1.8m)

EXTERIOR

Private garden, accessed down the side of the building.

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

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

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

what3words: rallies.organism.poorly

LEASE

Term: 1 year minimum

Rent: £1,850 per month + Service charge £50 per month

Lease Fee: £450

Deposit: Equivalent of 1½ month's rent

Available: Beginning of January 2027

Restrictions: Regret no pets, sharers or smokers.

Additional costs: Utilities bills ie electricity & telephone. Reimbursement to the landlord 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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We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract.