

Flat 5

£1,900pm

42-46, High Street, St. Peter Port, GY1 2JU

LOCAL MARKET RENTAL | SOLE AGENT

Situated in a prime St Peter Port location, this bright and spacious one-bedroom apartment offers comfortable modern living close to shops, restaurants, and local amenities.

The apartment features a well-designed open-plan kitchen, dining, and living area, creating a light and welcoming space that is ideal for both everyday living and entertaining.

Accessed via the alleyway between the former Burtons and Wild Orchid an external staircase leads to the apartments above Clintons, with the added benefit of a communal bin store and bicycle storage area.

Key facts

1 1 1

- Prime St Peter Port location
- Bright and spacious one-bedroom apartment
- Open-plan kitchen, dining, and living rooms
- Regret no smokers, sharers or pets
- Available immediately

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

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GUERNSEY'S ESTATE AGENT



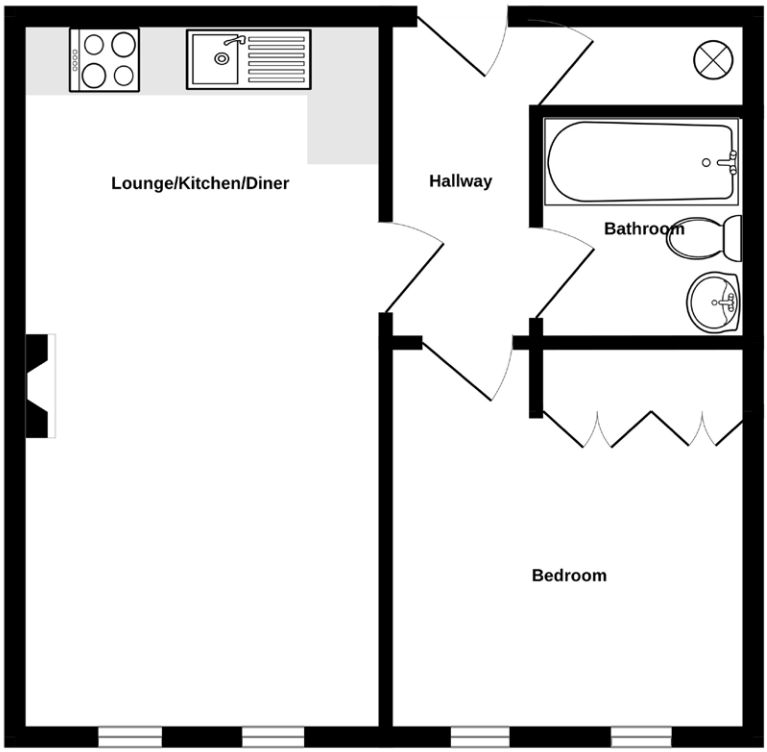






Floorplan

FLAT 5





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Kitchen/Diner

14'7 x 10'8 (4.45m x 3.25m)

Lounge

25'4 x 14'8 (7.72m x 4.47m)

APPLIANCES

- Bosch oven
- Hob and extractor
- Indesit integrated fridge/freezer
- Indesit integrated dishwasher
- Cyclone water tank

Bathroom

Upstairs Bedroom

20'0 x 12'0 (6.10m x 3.66m)

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

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

Finding the property: Above Clintons in the high street

Perry's ref: 5K7

what3words: fever.stewing.blame

LEASE

Term: 1 year minimum

Rent: £1,900

Deposit: Equivalent of 1½ month's rent

Available: Immediately

Restrictions: Regret 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



Cathy **Jess** **Charlie** **Debbie** **Jill** **Shelley**

cooper brouard

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

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

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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.