



2 Maple Place

Lower Vauvert, St Peter Port GY1 1NA

£2,000pm

LOCAL MARKET RENTAL

SOLE AGENT

A bright and spacious first floor apartment situated in the Old Quarter of St Peter Port centre.

Large uPVC double glazed windows allow plenty of natural light throughout. Smartly fitted kitchen to one side of the open plan living room with fitted breakfast bar.

School catchment: Vauvert Primary / Les Varendes

Key facts



- Bright and stylish, with plenty of natural light.
- Smartly fitted kitchen and bathroom
- Elevated position on the first floor
- Convenient central location
- Regret no smokers or pets
- Available 1st December 2026

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



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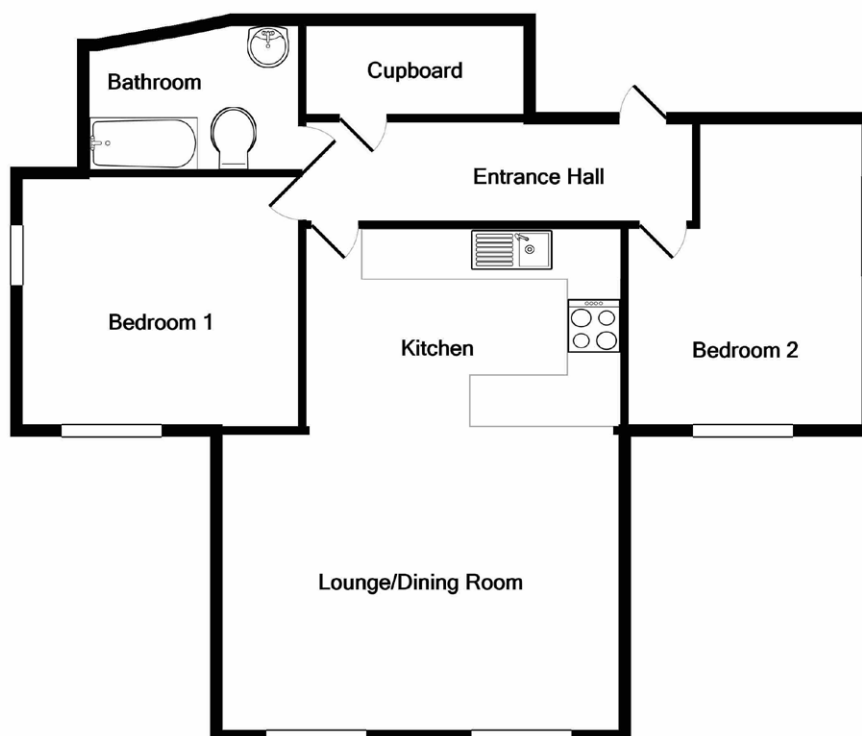
GUERNSEY'S ESTATE AGENT







Floorplan



Entrance Hall

19'7 x 3' (5.97m x 0.91m)

Lounge / Kitchen / Dining Room

22' x 15'7 (6.71m x 4.75m)

APPLIANCES

- Bosch oven
- Bosch 4-ring hob
- Bosch combination microwave
- Hotpoint dishwasher
- Hotpoint washing machine
- Indesit fridge/freezer

Bedroom 1

11'9 x 11'5 (3.58m x 3.48m)

Bedroom 2

12' x 9'5 (3.66m x 2.87m)

Bathroom

9'5 x 6' (2.87m x 1.83m)

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: Travelling up lower Vauvert from Trinity Square and the development makes the corner at the filter.

Perry's ref: 25 F1

what3words: infinite.sending.clocks

LEASE

Term: 1 year minimum

Rent: £2,000pm

Deposit: Equivalent of 1 1/2 month's rent

Available: 1st December 2026

Restrictions: Regret no smokers, sharers or pets

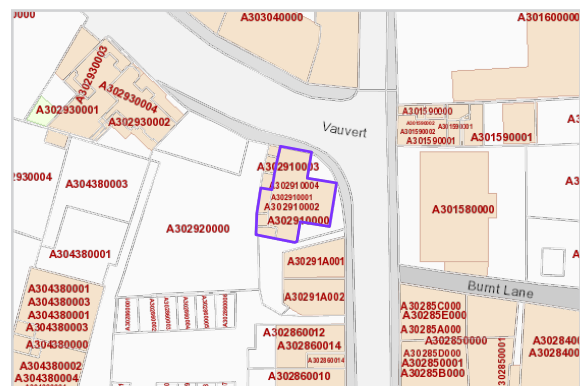
Additional costs: Utilities bills ie electricity & telephone. Insurance on personal possessions.

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.



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CONTACT OUR RENTALS TEAM



Cathy



Jess



Charlie



Debbie



Jill



Shelley