

**SARK  
ESTATE  
AGENTS**



ESTABLISHED 1970

PROPERTY DETAILS

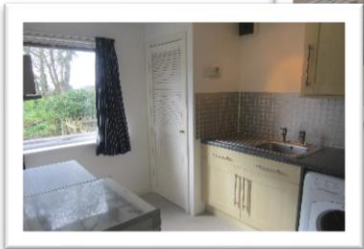


AGENTS FOR

# No. 1 & No. 4 LES COURTILLET

**SARK**

**OPEN MARKET RENTAL**



Price: £7,000 per annum for No. 1 Les Courtillets or  
£8,500 per annum for No. 1 & No. 4 Les Courtillets

Ground floor adjoining apartments

1 bedroom / 1 office or 2 bedrooms

2 bathrooms

Open-plan lounge/dining area, kitchen

Central location

Annual renewal terms

Possession by arrangement



No. 1 & No. 4 Les Courtillets are 2 adjoining refurbished 1-bedroom apartments centrally located on The Avenue, Sark's principal thoroughfare. There are 4 apartments altogether which are single-storey, timber-frame with a Ruberoid felt roof. This would be an ideal opportunity for use of No.1 Les Courtillets as a residence and No. 4 Les Courtillets as an office or work space.

### **No. 1 Les Courtillets**

The apartment is in good order throughout, partially furnished and is well presented, providing an ideal low-maintenance island base. The compact garden at No. 1 Les Courtillets is laid with gravel for ease of maintenance, with flowering and shrub borders, flanked by mature trees and bushes.



#### **Open-plan lounge / dining area - 6 x 3.2m / 19'8" x 10'6"**

Entry to No. 1 Les Courtillets is made through a south-facing half-glazed door, overlooking the apartment's garden. A large south-facing window allows plenty of natural light into the open-

plan lounge/dining area. With carpeted floor, well placed lighting and sockets throughout, the lounge/dining area is currently furnished with a large dresser, a shelving unit, sofa, coffee table and a table with two chairs.



#### **Kitchen**

The kitchen area has fitted overhead and under counter units, open shelving and stainless-steel single drainer sink. There is also an under

counter fridge and washing machine as well as a freestanding gas 4-ring hob, grill and oven. A cupboard to the corner houses the boiler and hot water cylinder. There is a south-facing window, linoleum flooring and a strip light.



#### **Bedroom - 3.4 x 2.7m / 11'2" x 8'10"**

The bedroom has a north-facing window, overhead light and carpet tiles throughout. The bedroom furniture includes 2 single zip and link beds and a wardrobe.



### Bathroom

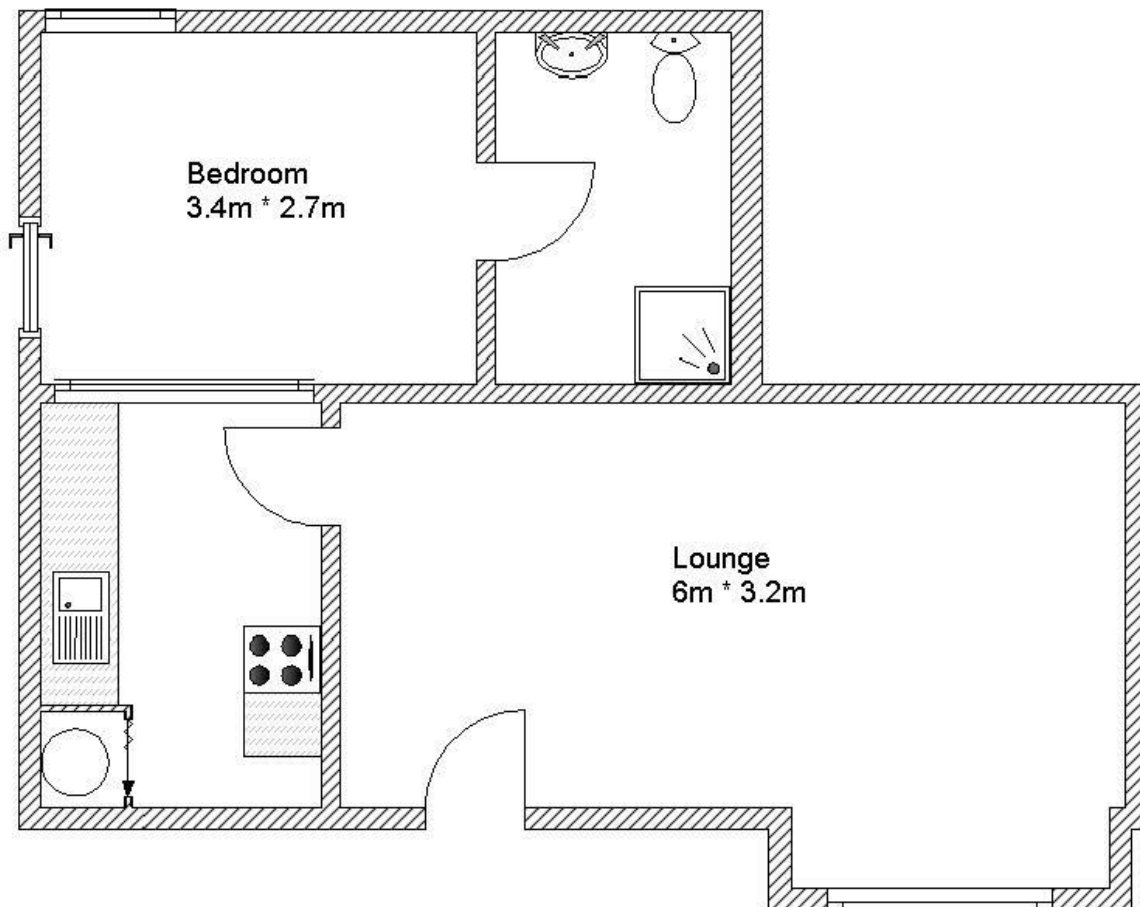
The bathroom suite comprises of a corner shower, WC and wash basin. The bathroom has an overhead light and extraction fans.



### External

A compact garden area is located to the front of the apartment and is laid with gravel, allowing for ease of maintenance, with flowering and shrub borders and flanked by mature trees and bushes.

### No. 1 Les Courtillets





#### No. 4 Les Courtillets

This modest apartment is in good order throughout, is partially furnished and well presented, providing an ideal low-maintenance island base. The compact garden at No. 4 Les Courtillets is laid with gravel for ease of maintenance, with flowering and shrub borders, flanked by mature trees and bushes.



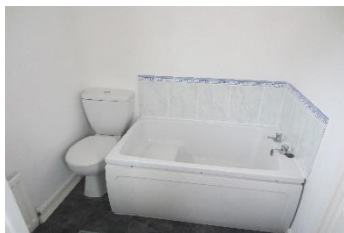
#### Lounge - 3.3 x 2.4m / 10'10" x 7'10"

Entry to No. 4 Les Courtillets is made through a south-facing half-glazed door, overlooking

the apartment's garden. South-facing and west-facing windows allows plenty of natural light into the lounge area. With carpeted floor, well placed lighting and sockets throughout, the lounge is currently furnished with bunk beds, overhead and under counter cupboards and a wash basin.

#### Bedroom - 2.4 x 2.1m / 7'10" x 6'11"

The bedroom has a west-facing window, overhead light and carpet throughout.



#### Bathroom

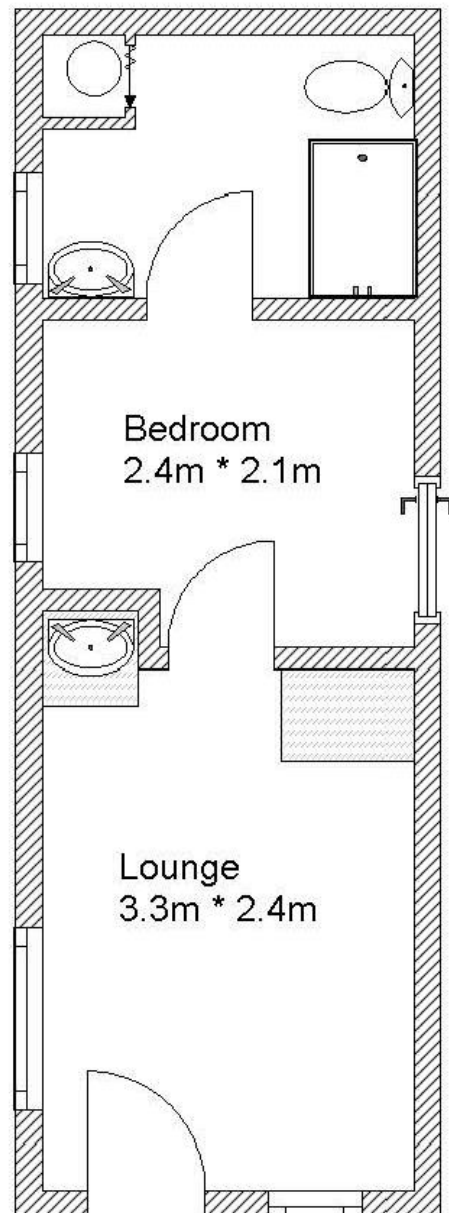
The bathroom suite comprises of a small bath with seat area, WC and wash basin. The

bathroom has an overhead light and extraction fans.

#### External

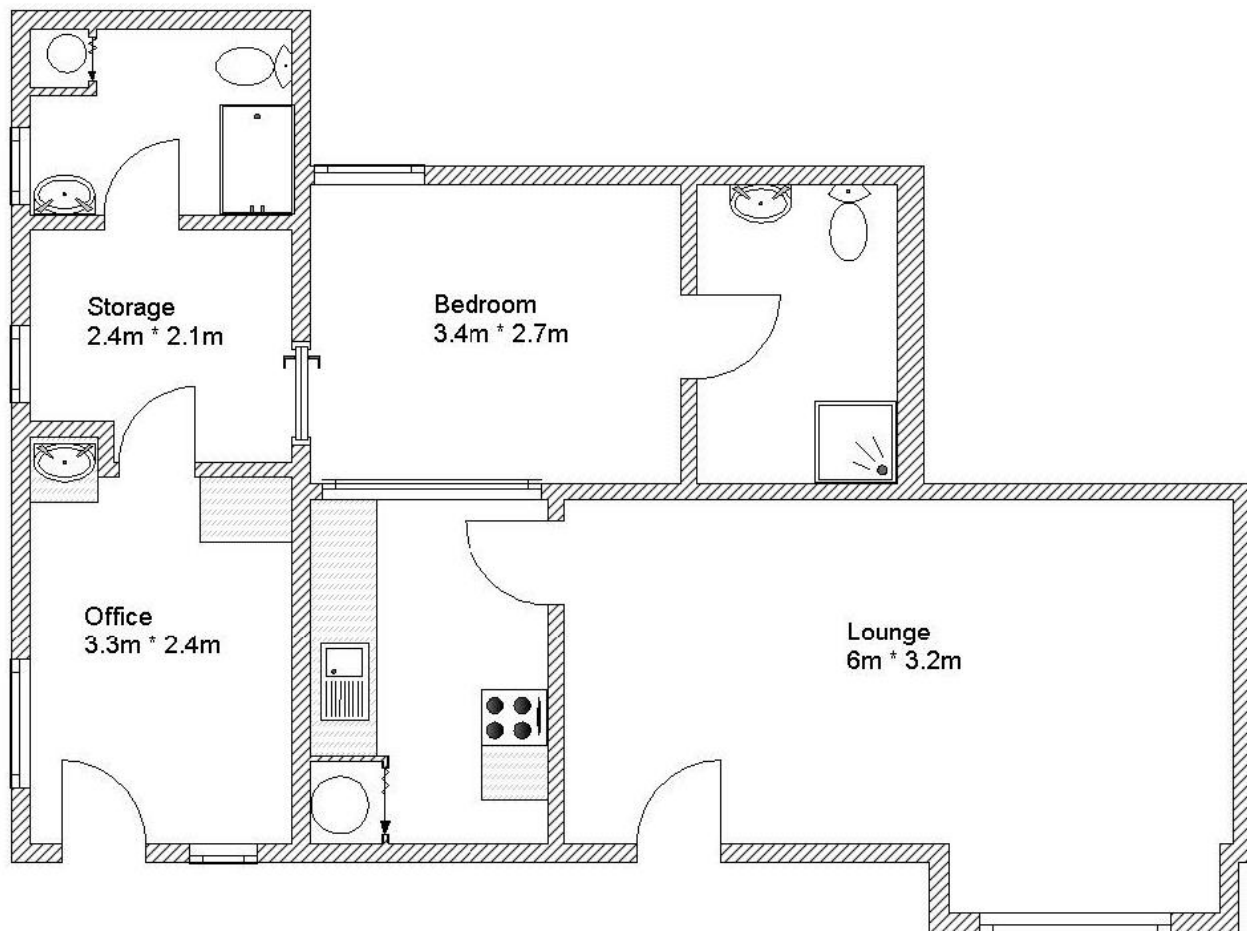
A compact garden area is located to the front of the apartment and is laid with gravel, allowing for ease of maintenance, with flowering and shrub borders and flanked by mature trees and bushes.

#### No. 4 Les Courtillets





**No. 1 & No. 4 Les Courtillets adjoining apartments**





## Services and details for No.1 & No. 4 Les Courtillets

### Services

Mains electricity, oil-fired central heating and hot water, LPG gas bottles, shared borehole water and a shared septic tank.

### Term

Available to rent on a renewable annual basis.

### Property Tax

No. 1 Les Courtillets - £210 per annum at the 2020 rate of £15.00 per quarter. The floor space of the property equates to 14 taxable Sark 'quarters'.

No. 4 Les Courtillets - £90 per annum at the 2020 rate of £15.00 per quarter. The floor space of the property equates to 6 taxable Sark 'quarters'.

### Viewing

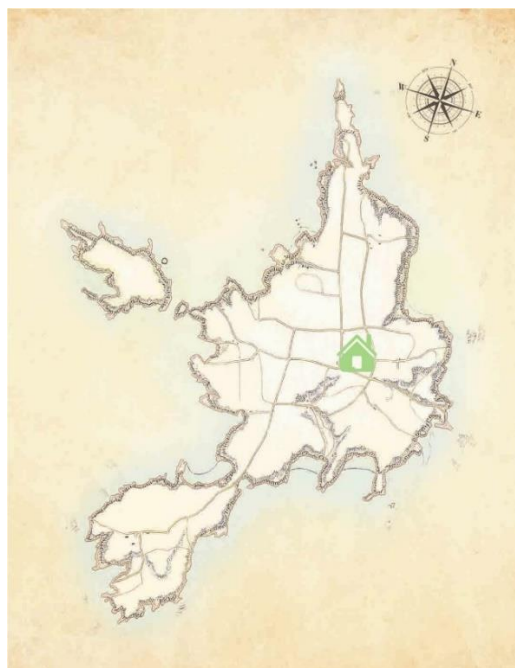
Strictly by appointment only through Sark Estate Agents as the Vendor's sole agents.

### Possession:

By arrangement

### Price:

Price: £7,000 per annum for No. 1 Les Courtillets or  
£8,500 per annum for No. 1 & No. 4 Les Courtillets



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