

**SOLE
AGENT**



Flat 6, Farnborough House

Damouettes Lane, St. Peter Port, Guernsey, GY1 1ZN

 x2  x2 **TRP 122**

- First floor apartment
- Open-plan reception space
- Spacious and light
- Delightful communal garden
- Two bedrooms and two bathrooms
- Parking for two vehicles

£500,000

LOCAL MARKET

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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Flat 6, Farnborough House

This charming and deceptively spacious first floor apartment enjoys a peaceful position in a quiet lane on the border of St Peter Port and St Martin. 6 Farnborough offers well-proportioned accommodation throughout, comprising a generous kitchen/dining room, a large and inviting sitting room, two double bedrooms, a family shower room, and an en-suite to the principal bedroom. Further enhancing the property's appeal are two substantial loft spaces, providing excellent storage potential.

A particular feature of the apartment is its direct access to the beautifully maintained communal gardens, creating an attractive outdoor space to relax and enjoy. Completing the package is allocated parking for two vehicles.

ACCOMMODATION COMPRISING

Communal Entrance

Stairs to first floor and door to...

Entrance Hall

9'3" x 5'2" (2.82m x 1.57m)

Storage cupboard and linen cupboard. Two steps up to...

Bedroom 1

13'11" x 13'7" (4.24m x 4.14m)

Window with aspect to the front. Fitted wardrobes.

Ensuite Bathroom

9'6" x 5'11" (2.9m x 1.8m)

Fitted with a three piece suite. Partially tiled. Frosted window to front.

Bedroom 2

9'5" x 11'3" (2.87m x 3.43m)

Dual aspect. Fitted wardrobes.

Bathroom

8'4" x 6'3" (2.54m x 1.9m)

Fitted with a three piece suite of shower, wash hand basin and W.C. Stone flooring. Frosted window to rear.

Kitchen / Diner

20'8" (6.3) max & 12'11" (3.94) min x 13'5" (4.1) max & 7'10" (2.4) min

Fitted with a range of wall and base units with work surfaces over incorporating a 1½ bowl sink and drainer. Dual aspect. Door to an external staircase leading to the communal gardens. Two steps up into the...

Lounge

13'10" x 13'10" (4.22m x 4.22m)

A large window with aspect over the front.

OUTSIDE

Front

There is parking for two cars.

Rear

Where there is a communal garden including a private storage shed.

Appliances

Integrated Siemens hob and oven, Smeg extractor fan, integrated Miele dishwasher.

TRP: 122

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Gas central heating.

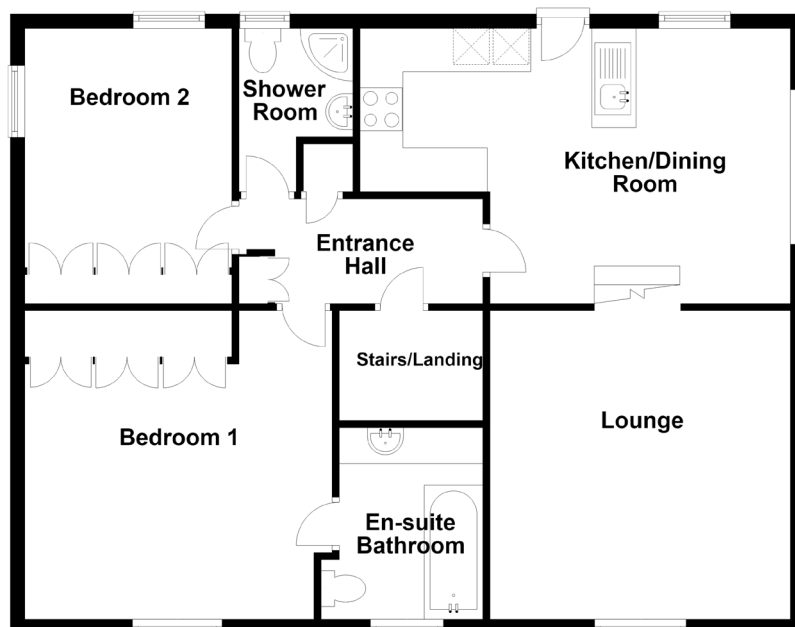
Construction: uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

Price Excludes: Washing machine, tumble dryer, fridge, fridge/freezer.

Service charge: £55.50 per month.

Ground Floor



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