



# Flat 10, Abbey Court

£369,000

Victoria Road, St Peter Port, GY1 1JB

LOCAL MARKET

SOLE AGENT

A stylish first and second floor maisonette forming part of a conversion carried out in the 1990's.

This well maintained unit features it's own front door, two bedrooms, a contemporary bathroom newly fitted in 2024 and a kitchen living room spanning the top floor with feature captains window. With an allocated parking space for one vehicle and within close proximity to the amenities of St Peter Port, this would be a super starter home or investment opportunity.

## Key facts



- 1st and 2nd floor maisonette
- Two bedrooms
- Light and airy open plan kitchen living room
- Allocated parking space
- Super starter home or investment

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

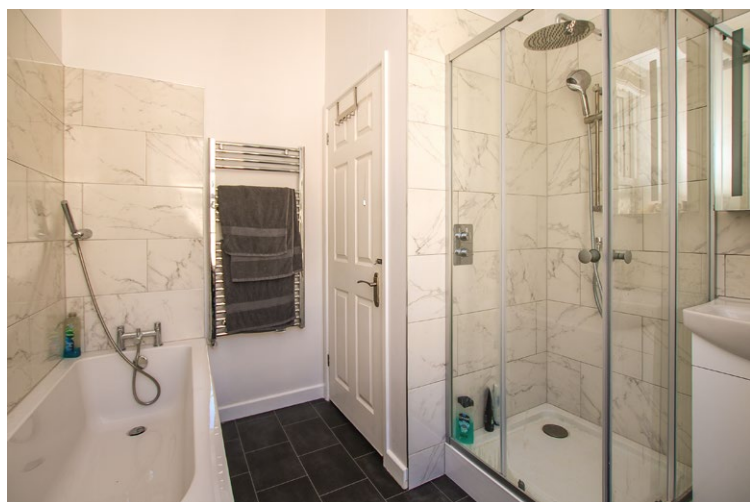


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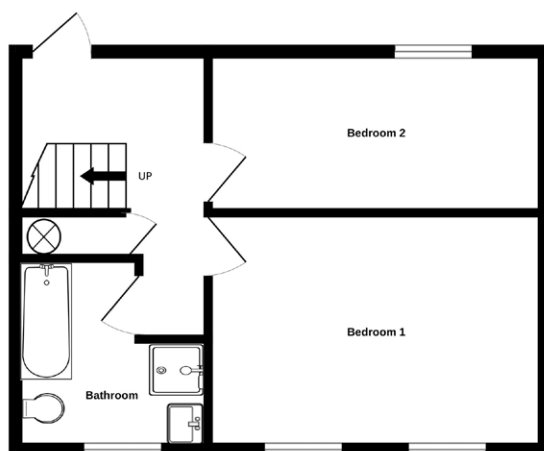




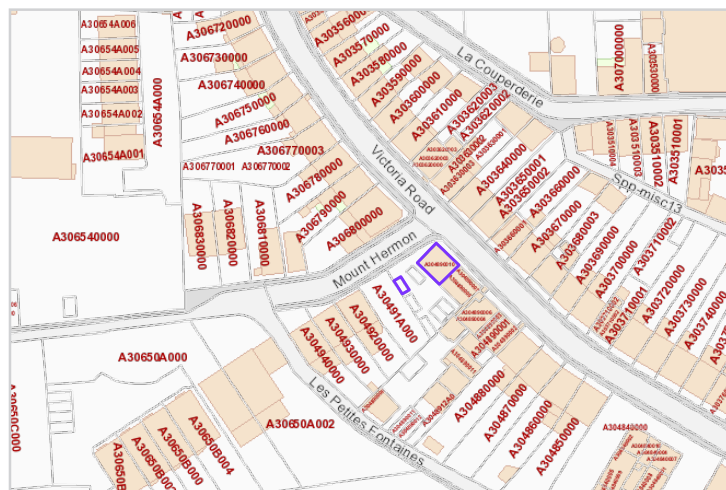
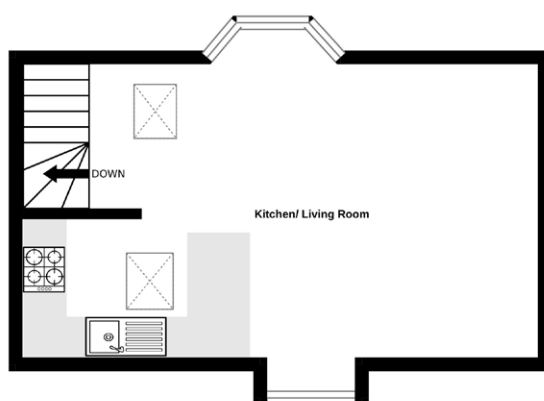


## Floorplan

1ST FLOOR



2ND FLOOR



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## FIRST FLOOR

### Entrance hall

12'3 x 7'11 (3.7m x 2.4m)

### Bathroom

8'3 max x 8'3 (2.5m max x 2.5m)

### Bedroom 1

14'4 x 10'1 (4.4m x 3.1m)

### Bedroom 2

14'4 x 6'11 (4.4m x 2.1m)

## SECOND FLOOR

### Open plan kitchen living room

23' x 15'6 max (7m x 4.7m max)

#### APPLIANCES

- Hotpoint washing machine
- Belling oven
- Zanussi hob and extractor
- Haier fridge
- Hotpoint freezer

## EXTERIOR

An external staircase, recently replaced by the management company, leads to the first floor entrance hall associated with Flat 10. There is an allocated parking space on site forming part of the sale of Flat 10.

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

**Services:** Mains electricity and water, mains drainage, electric night storage heating, UPVC double glazing.

**Service charge:** £145 per month + £33 per month for communal areas.

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## CONTACT OUR LOCAL MARKET TEAM



**Matt**



**Ben**



**Liz**



**Courtney**