



Flat 3, Waverley

Doyle Road, St Peter Port, GY1 1RD

£315,000

LOCAL MARKET

SOLE AGENT

This first floor apartment is conveniently located within a building of four units within walking distance from the main amenities of St Peter Port.

Converted in 2002, the accommodation comprises an open plan kitchen living area, bedroom and shower room.

Externally, there is use of a communal utility room, a communal low-maintenance courtyard garden, and a one-third share of the parking area.

Please note, the property is currently tenanted on a rolling lease.

Key facts



- First floor apartment
- One bedroom
- Shared communal garden
- One-third share of the parking area
- Super investment or first home

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GUERNSEY'S ESTATE AGENT



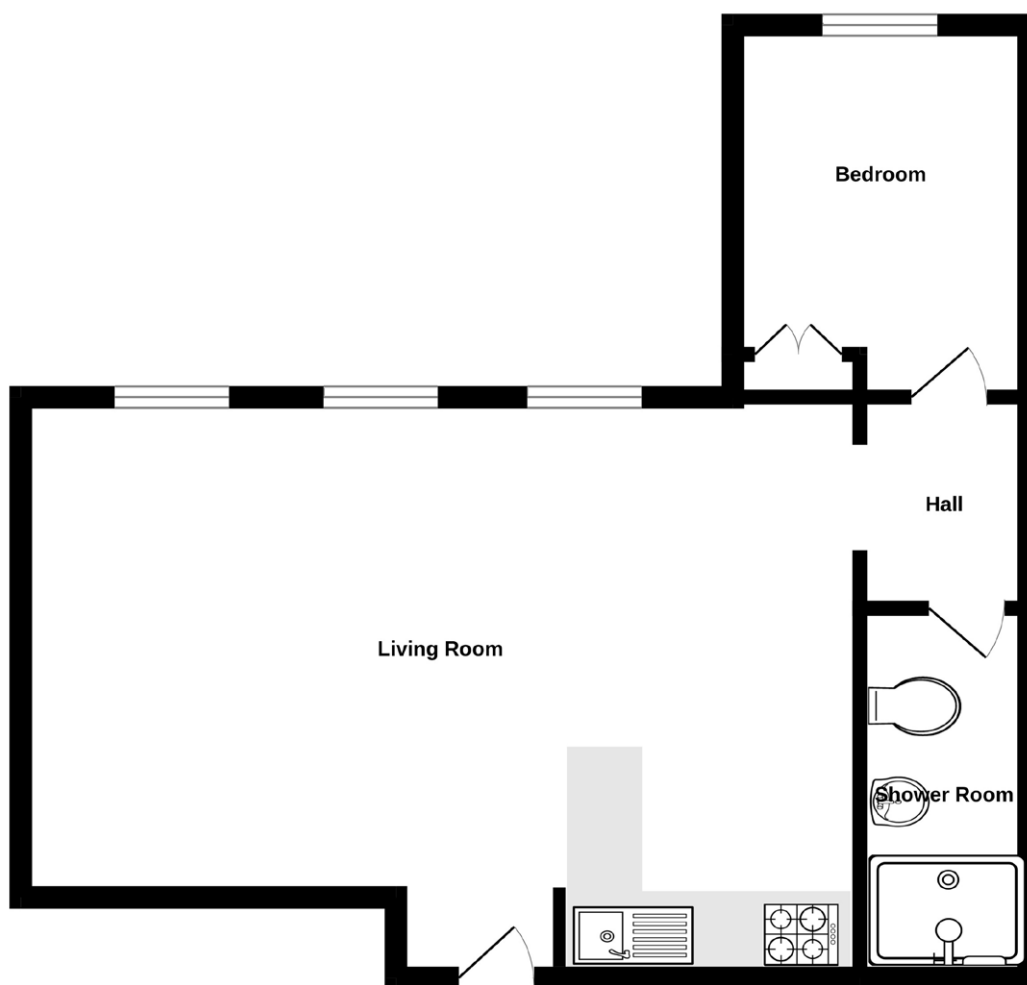






Floorplan

1ST FLOOR



FIRST FLOOR

Entrance hall

5' x 3' (1.5m x 0.9m)

Kitchen/living room

21'8 max x 11'5 (6.6m x 3.5m)

APPLIANCES

- Zanussi oven
- Zanussi 4 ring electric hob
- Extractor fan
- Under counter Hotpoint fridge

Bedroom

9'9 x 7'9 (3m x 2.4m)

Shower room

9'9 x 4'9 max (3m x 1.5m)

Utility

There is a shared utility room for the apartments, with individual appliances allocated to each property.

EXTERIOR

The property is approached off the road over a block paved driveway where there is an undivided one third share in the courtyard parking area. There is access from one side of the property to the utility room which is shared between with the apartments with individual appliances. From here, there is a door through to the enclosed low maintenance gravelled courtyard area complete with allocated timber shed.

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

Services: Mains electricity and water, mains drainage, electric central heating, uPVC double glazing.

Perry's ref: 3 G5

what3words: flicker.solstice.appointments

TRP: 56



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