



Flat 1, 27, Paris Street

£340,000

St Peter Port GY1 2BL

LOCAL MARKET

SOLE AGENT

This one-bedroom maisonette offers an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home.

The well-presented accommodation features a bright and spacious open-plan kitchen, dining and living area, ideal for modern living and entertaining. In addition to the double bedroom, there is a versatile study/nursery, perfect for home working or additional accommodation. A contemporary shower room completes the interior.

Externally, the property benefits from access to a shared garden serving just two properties. Ample on-street parking is available nearby, and with the added benefit of no onward chain.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



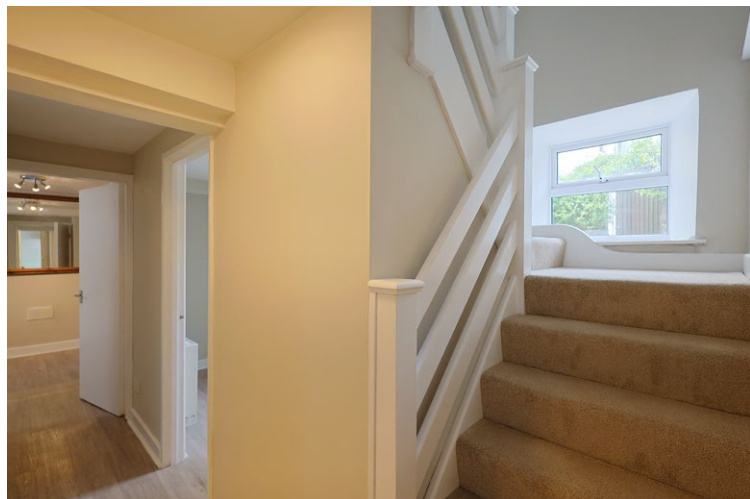
- Open plan Living
- Modern shower room
- Shared garden access
- No onward chain
- Walking distance of St Peter Port centre

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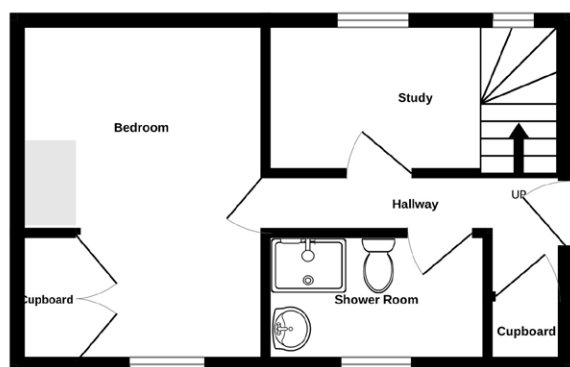
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GUERNSEY'S ESTATE AGENT



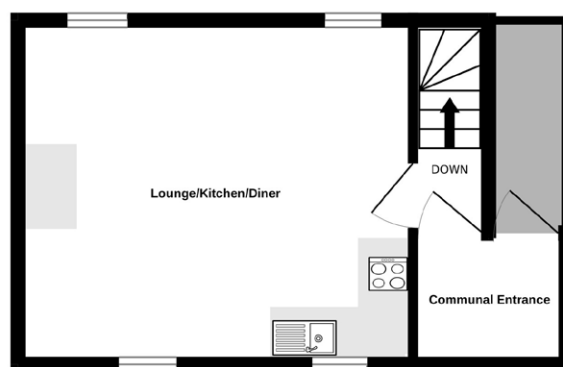


Floorplan

LOWER GROUND FLOOR



GROUND FLOOR



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GROUND FLOOR

Communal entrance

Entrance hall

6'3 x 3'8 (1.9m x 1.1m)

Kitchen/Lounge/Dining room

17'8 x 16'8 (5.4m x 5m)

APPLIANCES

- Cooke Lewis oven
- Cooke Lewis four ring hob
- Extractor fan

LOWER GROUND FLOOR

Hall

11'9 x 10'7 narrowing to 2'6 (3.6m x 3.3m narrowing 0.7m)

Bedroom 1

13'3 x 9'7 narrowing 7'9 (4.1m x 3m narrowing 2.4m)

Study

11'7 x 5'1 (3.6m x 1.6m)

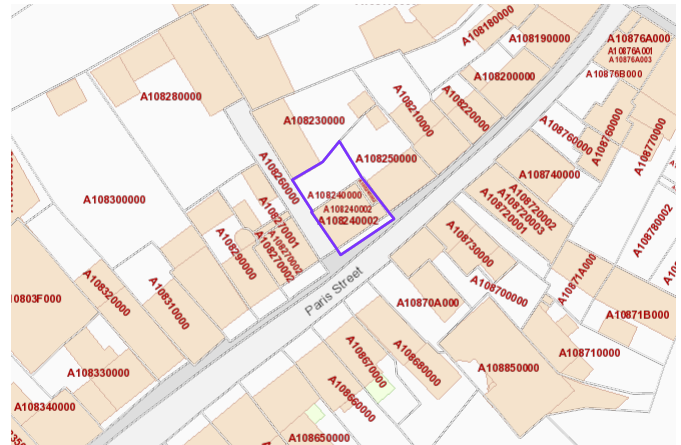
Shower room

8'7 x 5'7 (2.7m x 1.7m)

Cupboard

APPLIANCES

- Indesit washing machine



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EXTERIOR

The property is approached from the road via steps leading to the communal entrance. To the side of the building, a gate provides access to a shared lawned garden, enjoyed by just one other apartment within the block.

NB: The neighbouring property to the rear benefits from a pedestrian right of way across the garden to access their property.

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 and part timber single glazing.

what3words: collect.bonus.strange

TRP: 91

CONTACT OUR LOCAL MARKET TEAM



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