



Flat 2, Farnborough House

£1,050,000

Damouettes Lane, St Peter Port GY1 1ZN

OPEN MARKET

SOLE AGENT

Nestled on the outskirts of St Peter in a small, well-maintained development, this delightful first floor apartment offers spacious, flexible accommodation in a highly convenient location.

The property comprises a fitted kitchen, lounge/dining room, and two double bedrooms with recently refurbished en suites. Double doors from Bedroom one open onto a south-facing decked area and private garden for the apartment's exclusive use, creating a wonderful outdoor space for relaxing or entertaining.

Further benefits include two allocated parking spaces, a communal garden, and a position just a short stroll from St Peter Port and St Martin's Village, with easy access to shops, restaurants and local amenities.

Key facts



- First floor apartment
- Two bedrooms/ two ensuites
- Two allocated parking spaces
- Private sun deck and garden
- Quiet location

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GUERNSEY'S ESTATE AGENT





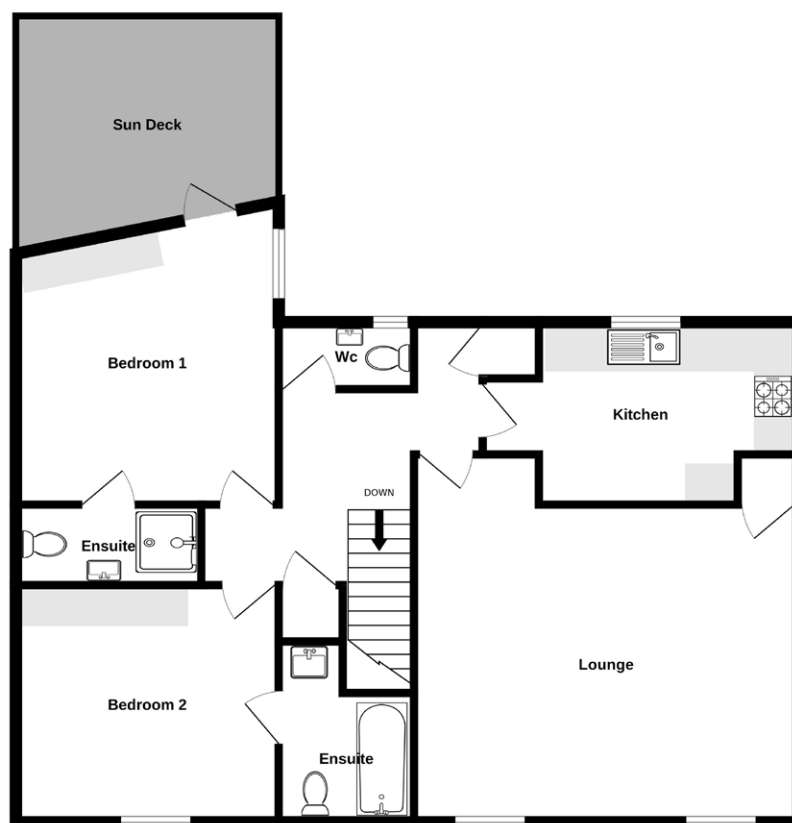






Floorplan

1ST FLOOR



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FIRST FLOOR

Hallway

9'5 x 5'8 (2.9m x 1.7m)

WC

6'3 x 2'7 (1.9m x 0.8m)

Kitchen

15'1 x 8'6 (4.6m x 2.6m)

APPLIANCES

- Hotpoint fridge freezer
- Indesit dishwasher
- Smeg extractor
- Smeg oven
- Smeg four ring hob
- Hotpoint washer dryer

Living room

18'3 x 15' (5.6m x 4.6m)

Bedroom 1

18'3 x 15' (5.6m x 4.6m)

En-suite

9' x 3' (2.7m x 0.9m)

Bedroom 2

12'9 x 11'9 (3.9m x 3.6m)

En-suite

8'7 x 5'6 (2.7m x 1.7m)



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EXTERIOR

The property is approached via the lane onto a brick-paved parking area with two allocated spaces for the apartment.

To the rear is a private, south-facing garden measuring approximately 31'6" x 21', exclusively owned by Apartment 2. This low-maintenance space can be accessed via steps down from Bedroom 1 or through a gate from the communal gardens, and makes an ideal suntrap for relaxing and entertaining.

The communal garden is predominantly laid to lawn, offering an attractive green space for residents to enjoy.

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

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

Service charge: £55.50 per month – this contributes towards communal gardening, communal electrics and sinking fund.

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