



Superb opportunity to acquire two maisonettes in a central St Peter Port location.

1 and 2 La Maisonette, Port Vase, St Peter Port, GY1 1HN

Asking Price £400,000



Two maisonettes located in central St Peter Port •
 Excellent opportunity for a buy-to-let investment •
 Both units offer good space throughout • One
 benefitting from a low maintenance rear garden
 area • Requiring some redecoration throughout

Local Information

These two maisonettes are situated in a central location, just a short distance from the heart of St Peter Port town centre, with local amenities including supermarkets, shops, restaurants and cafes all within close proximity.

A regular bus route is available close by from Trinity Square.

The school catchment area for the property is Vauvert Primary and La Mare De Carteret High School.

About this property

A unique opportunity to acquire two, one bedroom maisonettes in a central yet quiet St Peter Port location.

1 La Maisonette is comprised of open plan kitchen/living room with stairs leading to a landing with a separate cloakroom, double bedroom and en suite shower room, with the added benefit of a fully enclosed rear garden and store room which could be incorporated into the main dwelling.

2 La Maisonette is comprised of an entrance hall, open plan kitchen/living room and a separate cloakroom with stairs leading a first floor landing, shower room and double bedroom.

These units would make an ideal, low maintenance buy-to-let investment. Well worthy of internal viewing.

Services and Notes

Mains electricity, water and drainage. Shared mains water supply. Electric storage heaters. Majority aluminum double glazing. We understand the property is of solid block construction. TRP 130.

Directions

Travelling up Vauvert before the filter, take the steps on the right hand side in to Burnt Lane, the property is on the corner on the left hand side. Perry's Guide Map Reference: Page 25 F1.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463.





1 and 2 La Maisonette, Port Vase, St Peter Port, GY1 1HN

Gross Internal Area 1399 sq ft, 130 m²

Guernsey

+44 (0) 1481 713 463

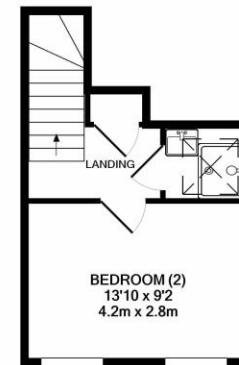


savills

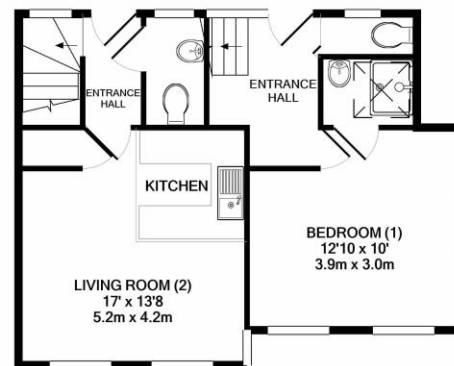
savills.gg



GARDEN FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

