

£645,000



6 Vue De Vermerette, Rue De Vega, St Peter Port

Perry's guide reference: 17 G2



- Immaculate 2 Bed, 2 Bath First Floor Apt
- Prestigious Vega Development
- Open Plan Living With Stunning Sea Views
- Balcony & Parking For Two Vehicles
- Central Location Close to Amenities
- TRP 99

An impressive first floor apartment, located within the prestigious Vega development and within walking distance to the town centre. The apartment is set back from the main road and enjoys stunning sea views from the living space and master bedroom.

Presented in immaculate condition throughout, the accommodation includes an open plan kitchen/lounge/diner with a fully fitted kitchen and a balcony. In addition, there is a modern bathroom and two double bedrooms, one of which benefits from an en-suite shower room.

The apartment further benefits from parking for two vehicles, within a secure gated underground car park. An ideal downsize property in a convenient central location with amenities nearby.

Viewing highly recommended by Mawson Collins.









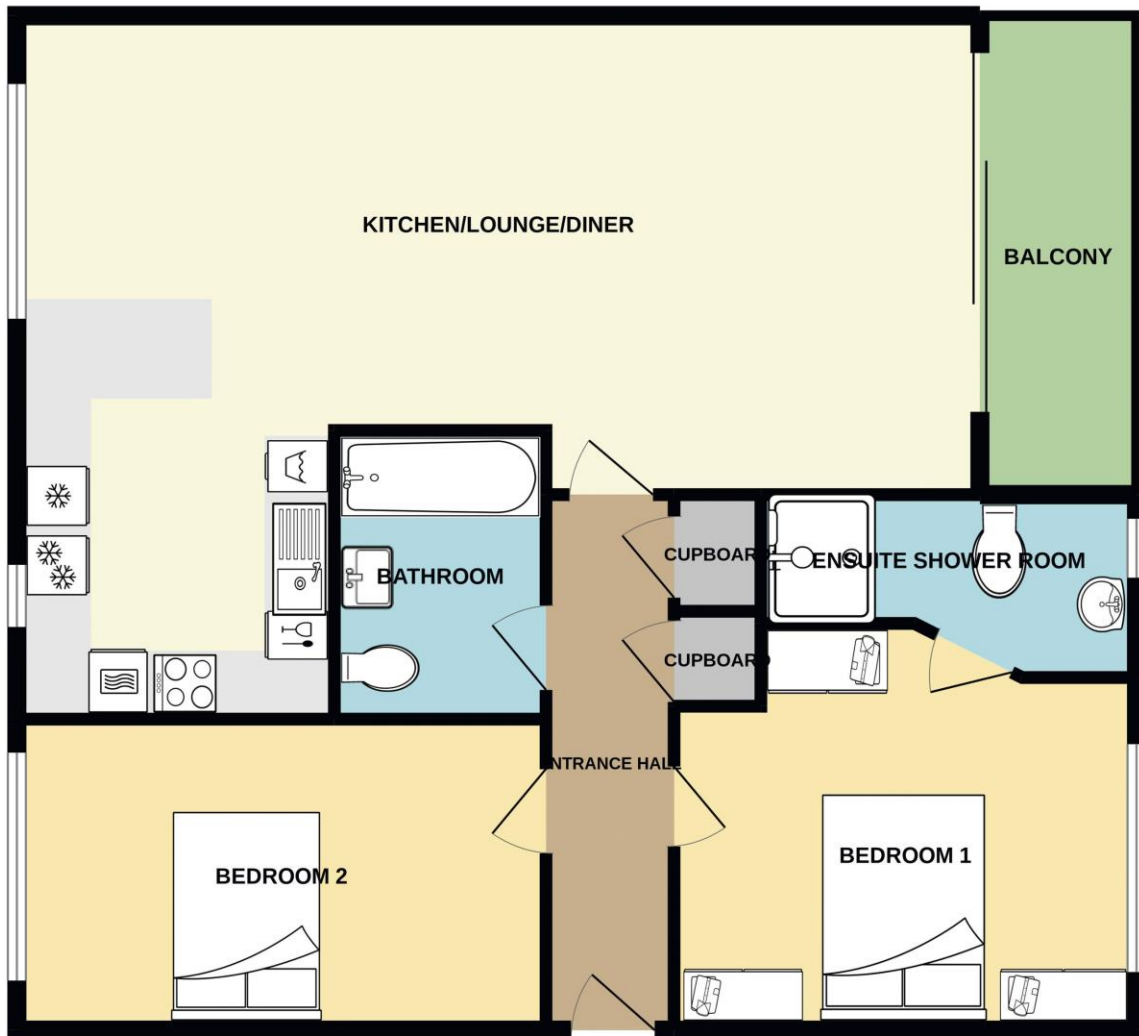








FIRST FLOOR



Inclusions

To include the fitted flooring and carpets, the curtains and blinds as hung and the light fittings.

Appliances include:

- Neff electric oven & hob
- Neff integrated microwave oven
- Integrated fridge/freezer
- Integrated Neff dishwasher
- Integrated Neff washer/dryer

Room Measurements

FIRST FLOOR

Entrance Hall	17' 1" x 3' 11" (5.21m x 1.20m)
Lounge Area	21' 8" x 14' 2" (6.60m x 4.31m)
Kitchen/Diner	20' 8" x 9' 5" (6.31m x 2.87m)
Bedroom 2	15' 10" x 9' 3" (4.83m x 2.82m)
Bathroom	8' 8" x 6' 5" (2.63m x 1.96m)
Bedroom 1	14' 1" x 12' 2" (4.30m x 3.71m)
Ensuite Shower Room	10' 6" x 5' 11" (3.20m x 1.81m)

**Possession**

By Arrangement.

Services

Mains water, electricity and drainage. Electric underfloor heating. uPVC double glazing.

The property is purpose-built and of modern construction.

Service Charge

£497 per month to include the communal cleaning and electricity, gardening and maintenance of external areas, car park maintenance, buildings insurance and sinking fund.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.