

MAWSON COLLINS

PROPERTY SPECIALISTS

£510,000



Apt 6 Vue D'Alligande, Elizabeth Avenue, St Peter Port

Perry's guide reference: 17 G2



- 1 Bedroom Duplex Apartment
- 2 South Facing Balconies
- Open Plan Living Space/Kitchen
- Parking Space In Secure Garage
- Close To Admiral Park
- TRP 101

Description

A stunning duplex apartment, located on the second and third floors of the prestigious Vega Development, within close proximity to the amenities of Admiral Park and within walking distance of the centre of St Peter Port.

The spacious accommodation includes a large entrance hallway with fitted storage, a double bedroom with fitted wardrobes and a south facing balcony. On the floor above is a large open plan living space, which also has access to a further balcony, a kitchen with integrated appliances and a pantry cupboard providing additional storage.

The apartment further benefits from secure parking for one vehicle and full lift access to all floors. A lovely property located within a popular modern development.

















Appliances

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

Appliances include:

- Neff double electric oven
- Neff electric hob and extractor fan
- Neff integrated fridge/freezer
- Neff integrated dishwasher
- Hotpoint washer/dryer
- Liebherr wine cooler

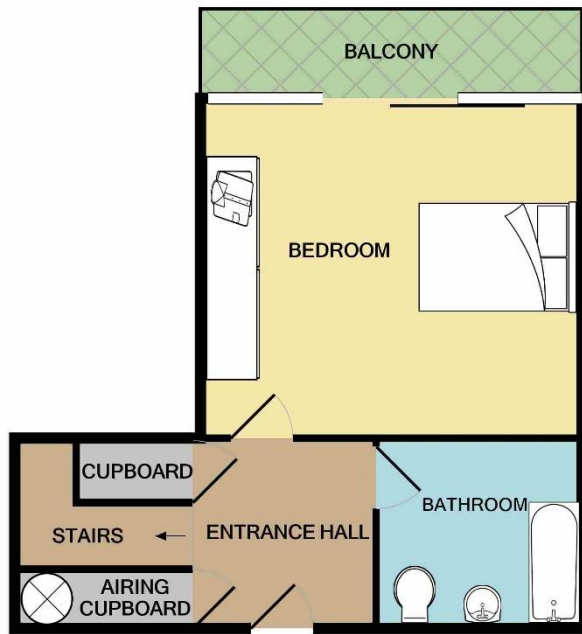
Room Measurements

SECOND FLOOR

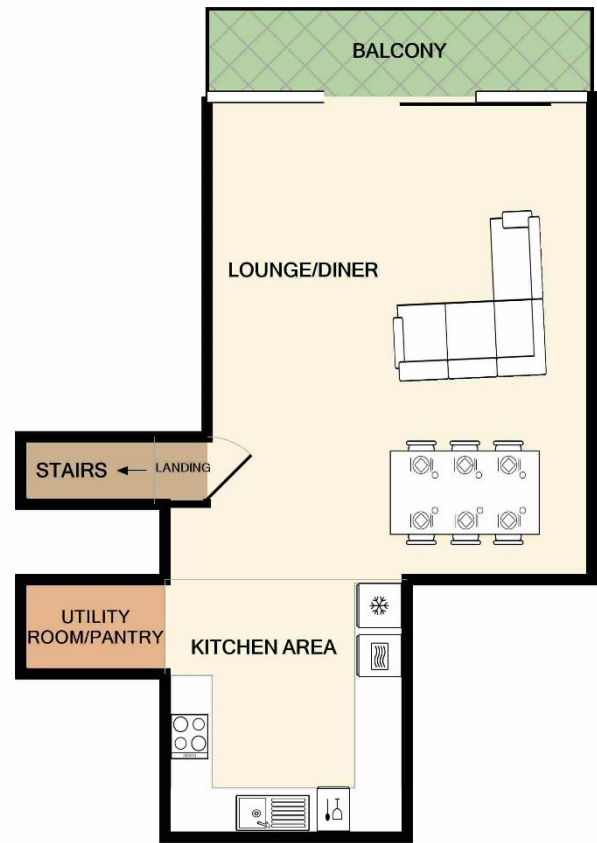
Entrance Hall	15' 8" x 8' 3" (4.77m x 2.51m)
Bedroom	15' 4" x 14' 7" (4.67m x 4.44m)
Bathroom	8' 11" x 7' 4" (2.72m x 2.23m)

THIRD FLOOR

Lounge/Dining Area	21' 6" x 15' 4" (6.55m x 4.67m)
Kitchen Area	10' 10" x 10' 6" (3.30m x 3.20m)
Utility Room/Pantry	4' 6" x 3' 0" (1.37m x 0.91m)



2ND FLOOR



3RD 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
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Possession

By Arrangement.

Services

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

The property is of modern construction.

Service Charge

£456 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 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.