

# MAWSON COLLINS

PROPERTY SPECIALISTS

£619,000



15 Vue D'Alligande, Elizabeth Avenue, St Peter Port

Perry's guide reference: 17 G2



- Well-Presented 2 Bed, 2 Bath 3rd Floor Apt
- Prestigious Vega Development
- Open Plan Living With Stunning Sea Views
- Balcony & Parking For Two Vehicles
- Central Location Close to Amenities
- TRP 89

### Description

A third 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 balcony. Presented in a good 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 has an en-suite shower room, a utility/laundry room and a storage cupboard.

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 Limited.



















## THIRD FLOOR



### Appliances

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

Appliances include:

- Neff electric oven & induction hob
- Neff extractor fan
- Neff integrated dishwasher
- Neff integrated under-counter fridge & freezer
- Hotpoint washing machine
- Hotpoint tumble dryer

### Room Measurements

#### THIRD FLOOR

Entrance Hall	12' 0" x 4' 7" (3.65m x 1.39m)
Utility Room	5' 11" x 4' 11" (1.80m x 1.50m)
Inner Hall	6' 2" x 3' 6" (1.87m x 1.07m)
Open Plan	
Kitchen/Lounge/Diner	21' 2" x 18' 0" (6.46m x 5.48m)
Bedroom 1	11' 9" x 9' 11" (3.57m x 3.01m)
Ensuite Shower Room	7' 1" x 5' 11" (2.17m x 1.81m)
Bedroom 2	13' 5" x 9' 9" (4.09m x 2.96m)
Bathroom	9' 1" x 3' 3" (2.77m x 0.99m)
Storage Cupboard	5' 7" x 4' 11" (1.71m x 1.50m)

**Possession**

By Arrangement

**Services**

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

The property is of modern construction.

**Service charge**

£474 per month includes: 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.