

£715,000



Apt 11 Vue De Godfrey, Vega Apartments, St Peter Port

Perry's guide reference: 17 G3



- Large Open Plan Living/Dining Room
- Well Equipped Kitchen With Island
- Two Large En-Suite Bedrooms
- One Smaller Bedroom / Study
- Family Bathroom
- Two Balconies, Both With Sea Views
- Secure Parking For Two Cars
- Utility Room
- TRP 145

Description

An immaculately presented, ground floor apartment located within the prestigious Vega Development. Its proximity to shops, modern offices, a restaurant, buses and Town make it a popular destination.

The spacious living/dining room faces South-West and features floor to ceiling windows providing an abundance of natural light and boasting lovely views towards the nearby Islands and Town Harbour. An electric roller blind on the front window for use on very sunny days. The kitchen/breakfast room is well equipped and has an island with a matching stone worktop.

The two ensuite bedrooms have built-in wardrobes and matching furniture and the smaller bedroom/study is situated next to the utility room and conveniently opposite the family bathroom. The hall, living/diner and kitchen have solid oak flooring and there is underfloor heating throughout. A secure underground car park for two cars and ample visitor parking at the rear complete the property.













Utility Room

Houses the electric heat-store cylinder , the hot water and underfloor heating controls, the Vent Axia ventilation system, a Hotpoint washing machine and a Hotpoint tumble dryer.

Inclusions

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

Appliances include:

Neff electric oven	Stainless steel extractor fan
Neff combination microwave oven	Integrated Neff dishwasher
Neff induction hob	Integrated Neff fridge/freezer
Hotpoint washing machine	Hotpoint tumble dryer

Room Measurements

GROUND FLOOR

Entrance Hall	5' 10" x 5' 5" (1.78m x 1.66m)
Inner Hall	23' 2" x 6' 9" (7.06m x 2.07m)
Lounge/Diner	25' 8" x 16' 2" (7.83m x 4.94m)
Kitchen/Breakfast Room	12' 5" x 12' 4" (3.79m x 3.76m)
Bedroom 1	13' 3" x 12' 11" (4.04m x 3.94m)
Ensuite	11' 9" x 5' 5" (3.58m x 1.64m)
Bedroom 2	15' 5" x 9' 2" (4.71m x 2.79m)
Lobby	10' 11" x 3' 9" (3.34m x 1.15m)
Ensuite	8' 2" x 4' 11" (2.48m x 1.51m)
Bathroom	13' 0" x 6' 7" (3.95m x 2.01m)
Bedroom 3	12' 5" x 8' 6" (3.78m x 2.59m)
Utility Room	6' 9" x 5' 3" (2.07m x 1.61m)

Possession

By arrangement

Services

Mains water, electricity and drainage.
Super timed economy electric underfloor heating.
Powder coated aluminium double glazing.
TV/satellite multi room in bedrooms and living room.
Fresh air ventilation system.
The property is of modern construction.

Service charge

£657 per month (which includes the communal cleaning and electricity, gardening and maintenance of external areas, car park maintenance, buildings insurance, monthly window cleaning and sinking fund).

TO ARRANGE A VIEWING PLEASE CALL MAWSON COLLINS ON 244244.

GROUND FLOOR



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.