



19 Vue Alligande

Rue de Vega, Elizabeth Avenue, St Peter Port, GY1 2JB

£495,000

LOCAL MARKET

SOLE AGENT

A super first floor apartment forming part of the well regarded Vega development in St Peter Port, built in 2008.

Well presented throughout, the accommodation comprises two bedrooms, one of which boasts an en-suite shower room, a bathroom, useful utility room and a stunning open plan kitchen lounge diner which benefits from a balcony which overlooks the manicured central courtyard with views out to the neighbouring Islands beyond. With two allocated secure underground parking space, and a service charge which covers all aspects of maintenance, this would be a super lock up and leave, investment opportunity or downsize.

School catchment: Amherst Primary School & St Sampson's High School

Key facts



- Modern first floor apartment
- 2 bedrooms
- En-suite shower and bathroom
- Allocated secure parking for 2 cars
- Balcony enjoying sea views

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GUERNSEY'S ESTATE AGENT





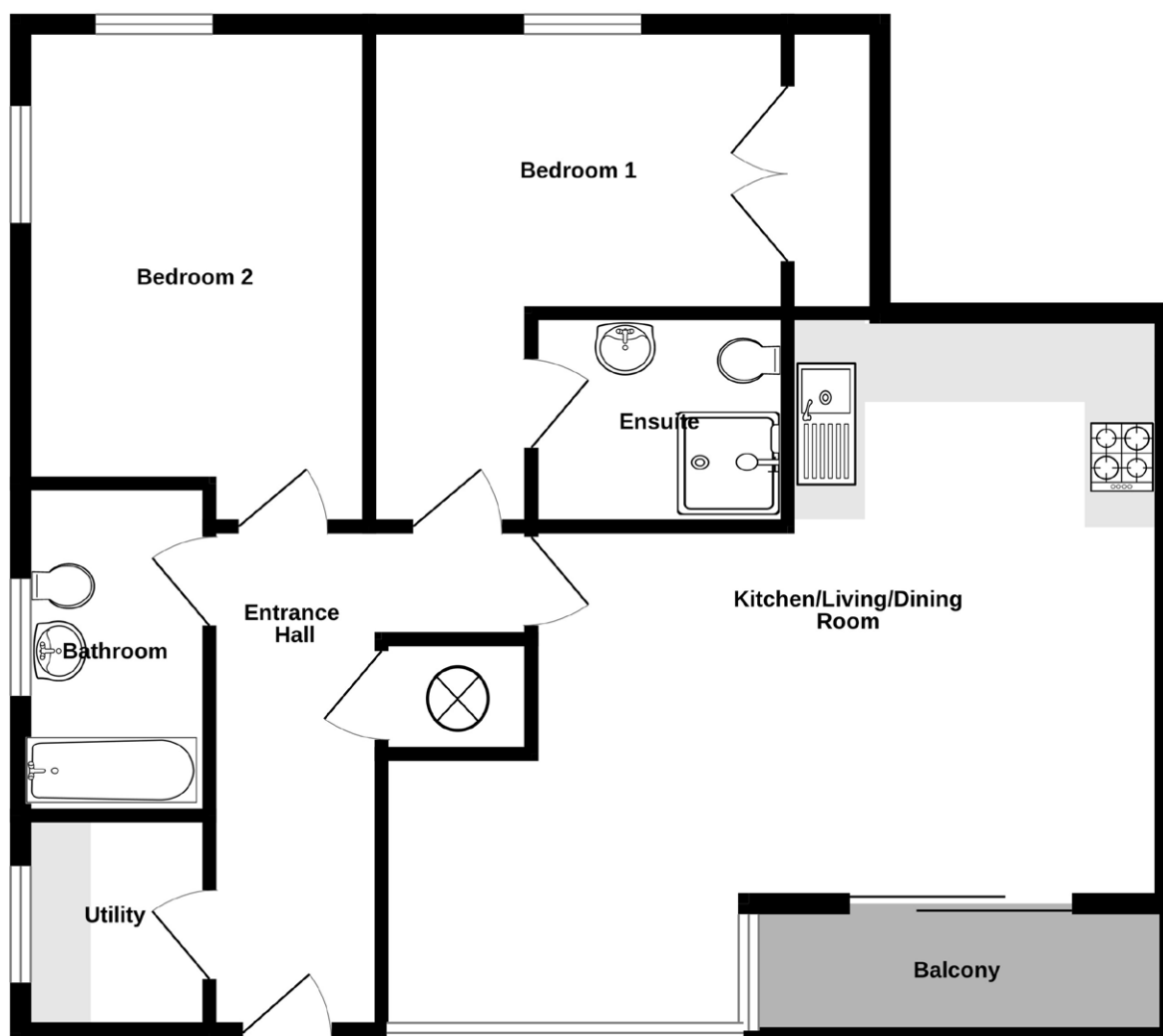






Floorplan

FIRST FLOOR



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First Floor

Entrance hall

12' x 4'6 (3.7m x 1.4m)

Utility

6' x 4' (1.8m x 1.2m)

APPLIANCES

- Hotpoint washing machine
- Zanussi tumble dryer

Bathroom

9' x 5'4 (3m x 1.6m)

Bedroom 2

13' x 9'9 (4m x 3m)

Bedroom 1

11'10 x 10'6 (3.6m x 3.2m)

En-suite

7'1 x 6' (2.1m x 1.8m)

Kitchen / living / dining room

22' x 21' (6.7m x 6.4m) max

APPLIANCES

- Neff single oven
- Neff 4 ring induction hob
- Neff extractor fan
- Neff microwave
- Neff dishwasher
- Neff fridge and freezer

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric under floor heating, coated aluminium double glazing.

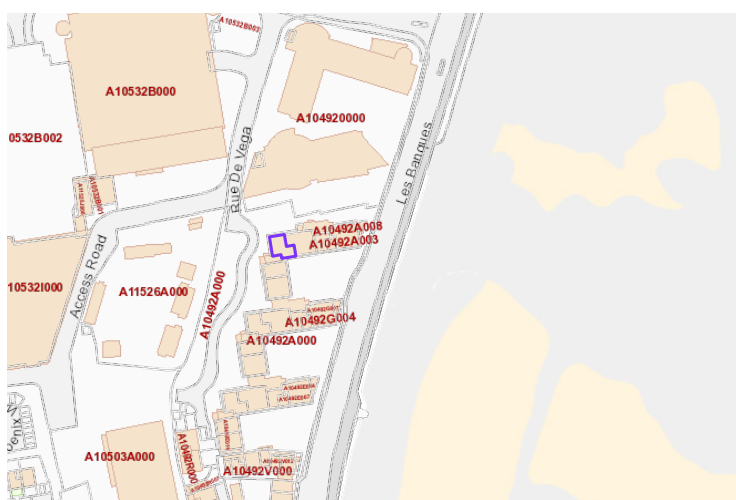
Service charge: £545 per month

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TRP: 89

The property is currently tenanted until 8th January 2025 with a one month rolling lease following on from this date. The current rent achieved is £1,700 per calendar month.



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