



# 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
- Secure parking for 2 cars
- Balcony enjoying sea views

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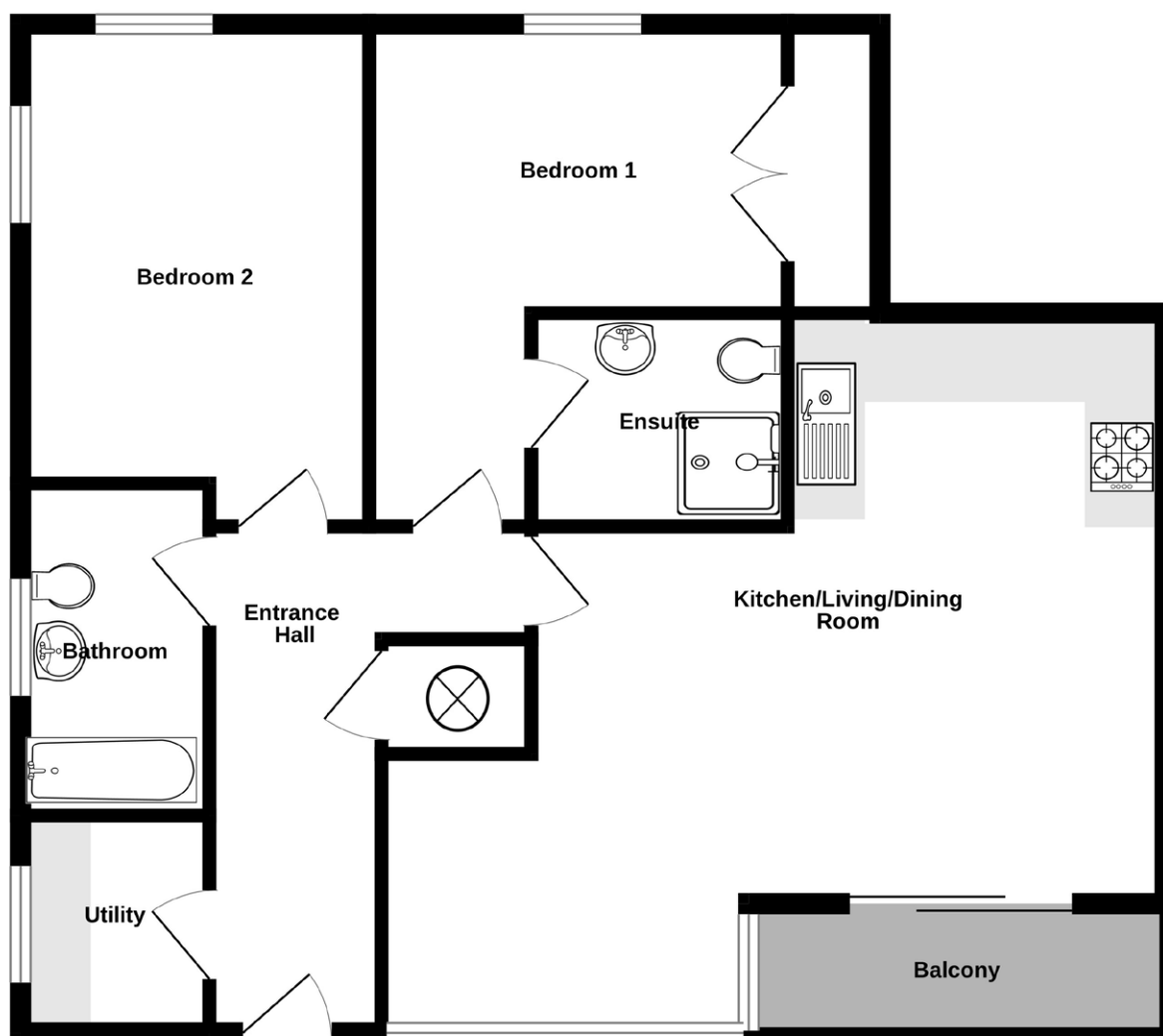






## Floorplan

### 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

## EXTERIOR

The property includes two (tandem) car parking spaces within a secure underground car park, along with a private mailbox, bin store, and recycling area.

**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.

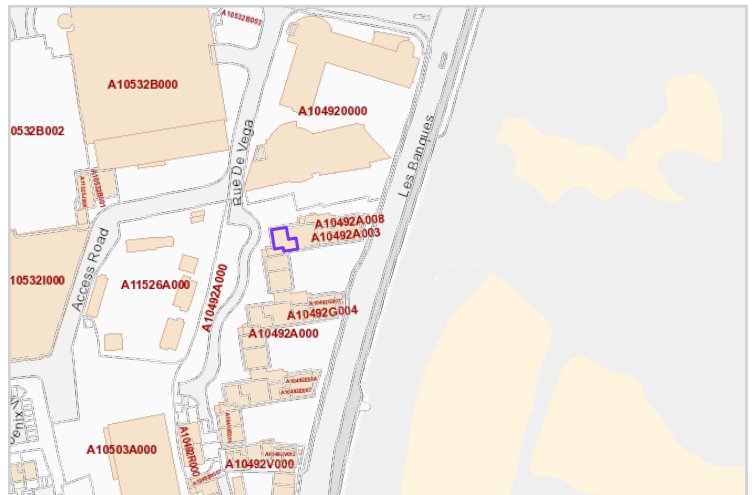
**Service charge:** £545 per month

**Perry's ref:** 17 G3

**what3words:** small.ranches.heave

**TRP:** 89

Expected rental income £2500 per calendar month.



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## CONTACT OUR LOCAL MARKET TEAM



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