



Apartment 7

£785,000

La Vigne, Guelles Road, St Peter Port, GY1 2DP

LOCAL MARKET

SOLE AGENT

This superb duplex apartment forms part of the highly regarded and unique La Vigne development completed in 2023 by Infinity Group.

Conveniently located on the outskirts of Town, yet tucked away from the main road, it enjoys a tranquil green outlook and far-reaching views from the balcony towards the west coast.

The accommodation is arranged over two floors. The first floor offers a spacious primary bedroom with en-suite shower room, two further spacious bedrooms, a family bathroom, a separate utility room, and airing cupboard. The upper floor features a wonderfully light-filled kitchen/diner and lounge with a vaulted ceiling. The kitchen opens out directly onto an exceptionally private balcony, creating a superb alfresco entertaining space and the perfect place to enjoy peaceful views over the meadow and the west coast aspect.

Practicality is well considered, with ample storage throughout, including under-stairs storage, substantial under eaves storage area behind the kitchen, large bedroom wardrobes, and built-in lounge, utility, and hall cupboards and shelving.

With parking for 2 cars, bike store, and use of an allotment [there is also the option to rent an additional parking space if required] viewing is highly recommended by Cooper Brouard.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



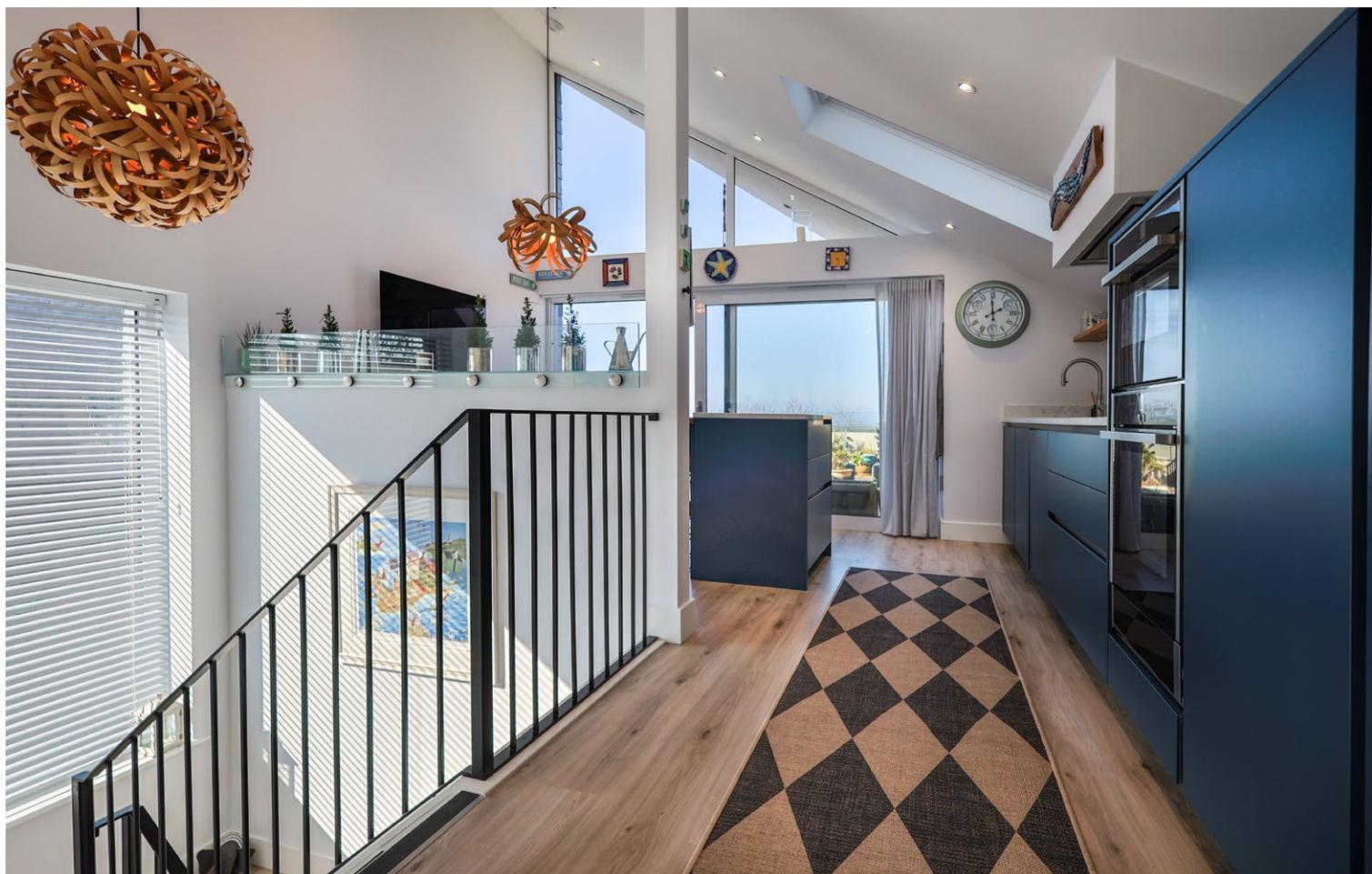
- Superb duplex apartment
- 3 bedrooms/2 bathrooms
- Private balcony with wonderful views
- Quiet and convenient St Peter Port location
- Parking for 2, bike store and allotment

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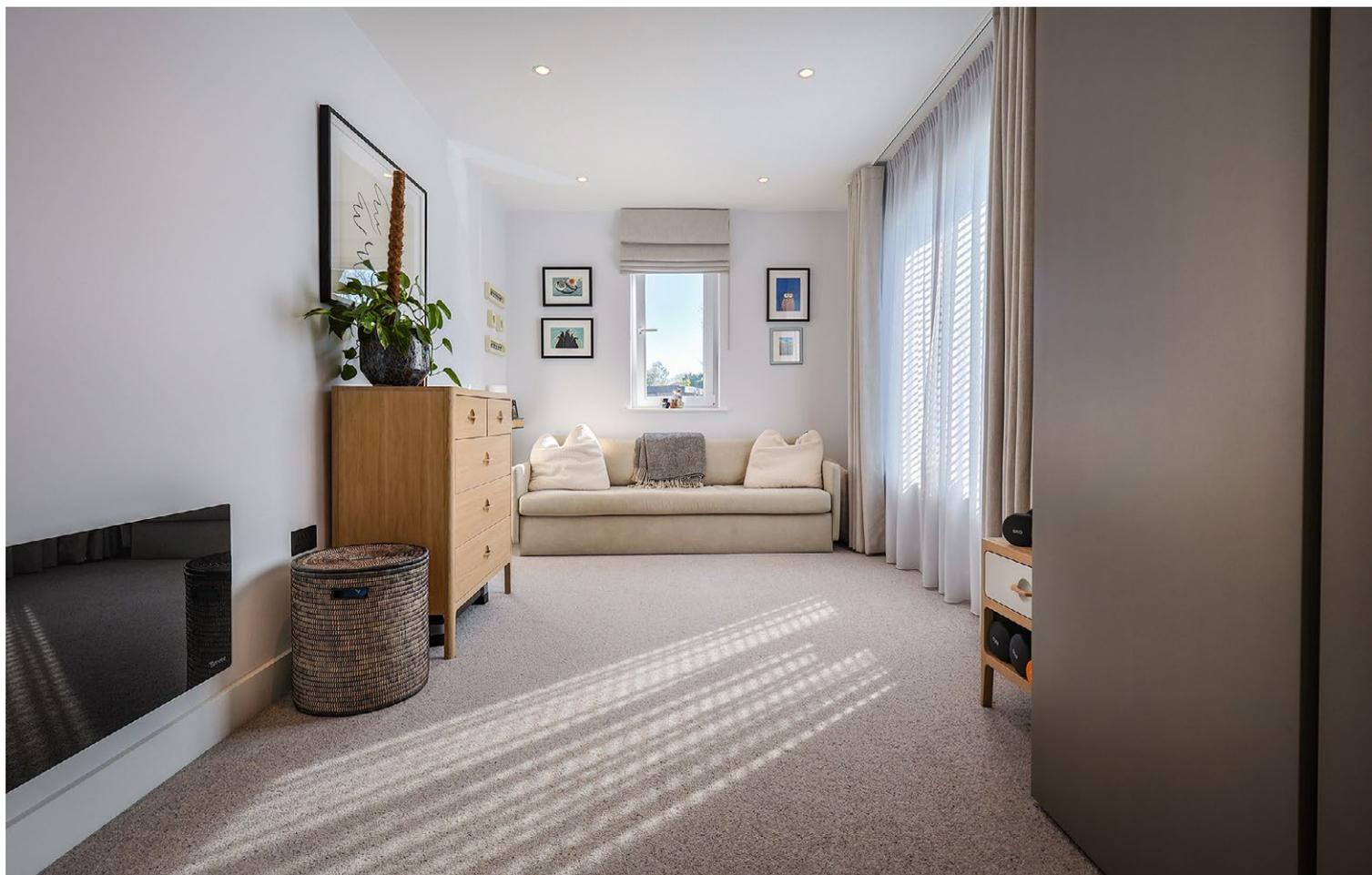
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GUERNSEY'S ESTATE AGENT

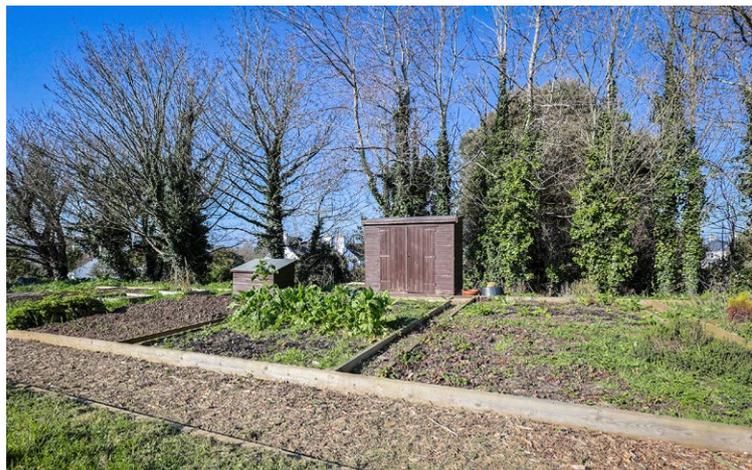






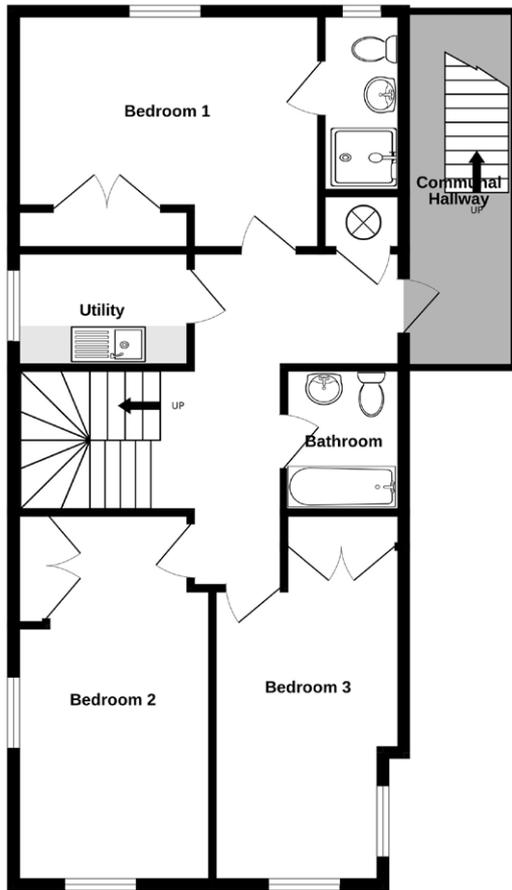




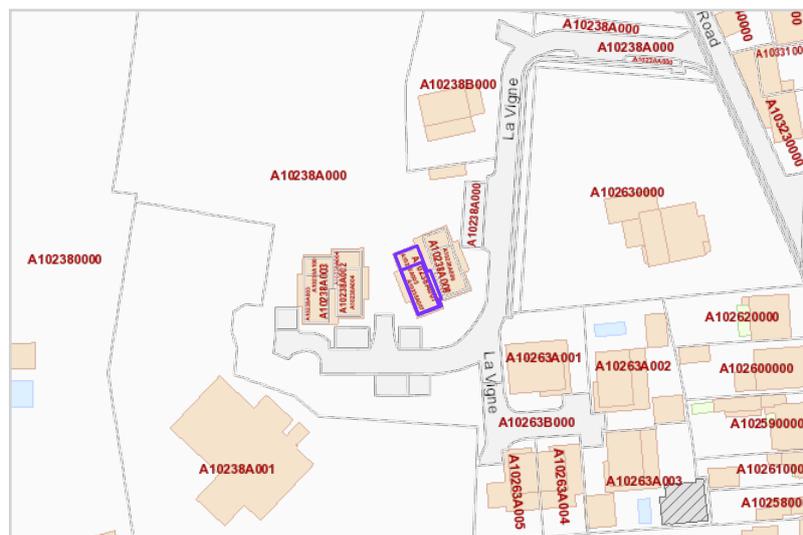
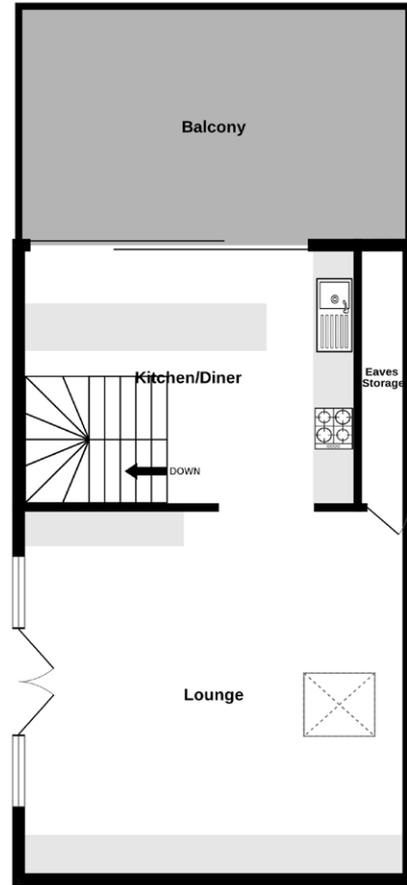


Floorplan

1ST FLOOR



2ND FLOOR



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FIRST FLOOR

Entrance hall

17'11 max x 9'2 max narrowing to
6'5 x 4'9
(5.5m x 5.8m max narrowing to
2m x 1.5m)

Built-in cupboards, seating and coat rail

Airing Cupboard

including emersion

3' x 5'6" (0.90 x 1.67m)

Utility

7'5 x 6'8 (2.3m x 2m)

APPLIANCES

- Miele washing machine
- Miele tumble dryer
- Neff fridge/freezer

Bathroom

7'5 x 6'4 (2.3m x 1.9m)

Bedroom 1

14'5 x 11'2 (4.4m x 3.4m)

Large built-in wardrobe

En-suite

10'9 x 4'10 (3.3m x 1.5m)

Bedroom 2

17'8 x 9' (5.4m x 2.7m)

Large built-in wardrobe

Bedroom 3

16'1 x 10'1 (4.9m x 3.1m)

Large built-in wardrobe

SECOND FLOOR

Kitchen

16' x 14'10 (4.9m x 4.6m)

Cupboards, drawers and sink

APPLIANCES

- Neff combi oven
- Neff oven
- Neff warming drawer
- Neff induction hob
- Falmec extractor
- Neff fridge
- Neff freezer
- Neff dishwasher
- Quooker tap

Lounge

17'8 x 17'2 (5.4m x 5.2m)

Cupboards and shelving

Substantial hidden "under eaves"
storage behind kitchen

EXTERIOR

The property is approached via a beautiful sweeping paved driveway leading in to the La Vigne development. Parking is provided for 2 cars, and a paved pathway leads to the door of the building which is shared with just one other apartment, stairs lead up to the first floor and front door of Apartment 7. There is a communal bike store, gardens, and wildflower meadow, and the exclusive use of an allotment with a handy garden shed. (Option to rent another parking space separately).

Price to include: Fitted Cupboards, wardrobes, carpets, curtains, blinds, stylish light fittings, and appliances as listed.

Services: Mains electricity and water, mains drainage, electric heating throughout (linked to lowest tariff) with under floor heating in bathrooms and PIR light sensors, uPVC double glazing, fibre connection & satellite dish.

Service charge: Circa £160 p/m + £65 p/m towards the sinking fund. The buildings insurance is covered separately and is circa £678 p/a

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