

## Vue D'alligande

## St Peter Port



Cranfords are delighted to present Apartment 13, Vue D'Alligande, to the local market, an exceptional, true move in condition, ground floor apartment situated within a prestigious development of similar high-quality homes. Thoughtfully designed with wheelchair accessibility in mind, this spacious three-bedroom apartment benefits from wide doorways, an open-plan layout, and lift access conveniently located directly outside the apartment, providing seamless access to the underground parking for two spaces as well as visitors parking. Beautifully maintained throughout, the property has also benefited from recent internal upgrades, including two newly fitted bath and shower rooms. Apartment 13 presents an ideal opportunity for those seeking to enjoy the ease of low-maintenance, lock-up-and-leave living. Equally, the property offers excellent potential as a buy-to-let investment. Further enhancing its appeal are stunning sea and island views from the east and south-facing aspects, along

- ✓ 3 Bedrooms
- ✓ Brand New Bathrooms
- ✓ Lift Directly Outside Front Door
- ✓ Beautiful Sea & Island Views
- ✓ Lock up and Leave
- ✓ Service Charge [GBP]797PCM
- ✓ 2 Bathrooms
- ✓ Designed For Wheelchair Access
- ✓ Sought After Ground Floor Apartment
- ✓ Balcony
- ✓ TRP 125

with a private decked balcony, the perfect space to relax and enjoy the sunshine and fresh sea air. Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.



## Accommodation

### Ground Floor

#### Entrance Hall

Max.  
24' 1" x 9' 9" (7.34m x 2.97m)

#### Utility

Appliances include Hotpoint washing machine & Hotpoint tumble dryer. Boiler cupboard.  
9' 9" x 5' 2" (2.97m x 1.57m)

#### Open Plan Living

Appliances include Neff 4 ring electric hob, Neff oven, cooker hood, Neff dish washer & Neff fridge/freezer.  
29' 6" x 15' 4" (8.99m x 4.67m)

#### Bedroom 3

10' 6" x 8' 1" (3.20m x 2.46m)

#### Bedroom 1

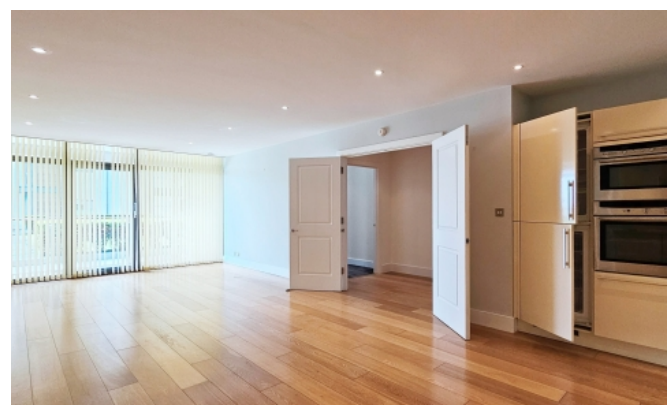
16' 2" x 12' 8" (4.93m x 3.86m)

#### En-Suite Bathroom

9' 9" x 5' 0" (2.97m x 1.52m)

#### Bathroom

9' 9" x 5' 6" (2.97m x 1.68m)



**Bedroom 2**

12' 2" x 11' 6" (3.71m x 3.51m)

**Services**

Mains electricity, water and drainage.

**Price Includes**

**Floor coverings, curtains/blinds, appliances as listed and light fittings**

SERVICE CHARGE INCLUDES - communal cleaning, window cleaning, gardening, maintenance of external areas, maintenance of underground car park, building insurance, sinking fund.

**Possession**

By arrangement.

**Viewing**

Strictly by appointment.

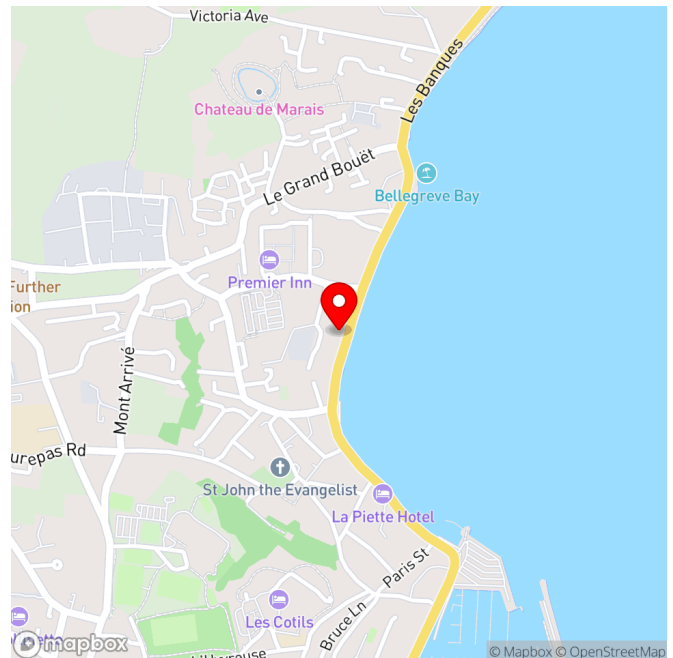
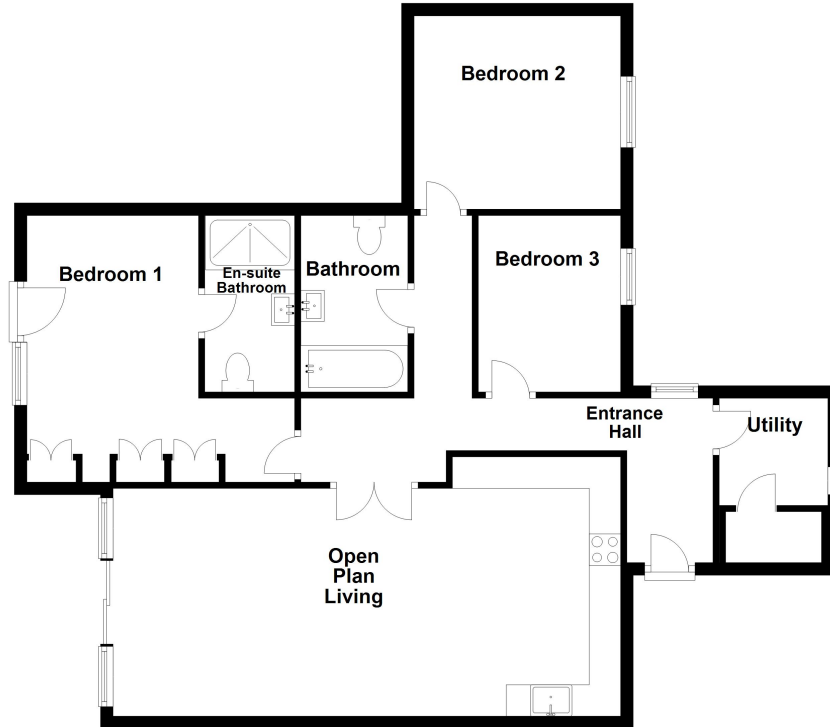
**Please Note**

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Ground Floor



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