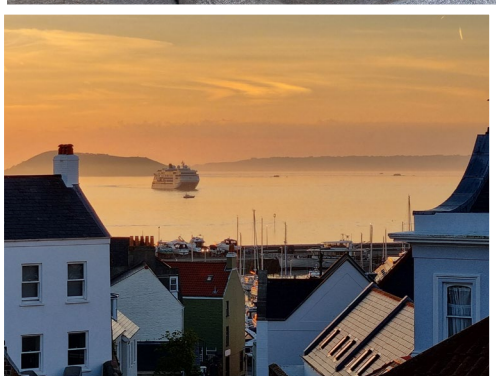


SOLE
AGENT



Apartment 8, La Reserve

Les Amballes, St. Peter Port, GY1 1WT

 x2  x1 **PERRYS 3 K1 TRP 79**

- 2 bedroom flat in modern development
- Convenient St Peter Port location
- Balcony with sea views
- Very good condition
- One secure car parking space and visitors' parking
- Communal parking for bikes and ebikes

£390,000

LOCAL MARKET

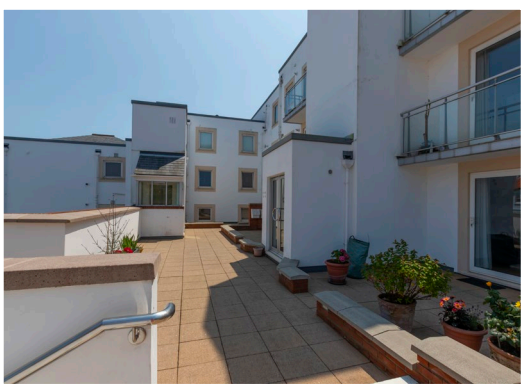
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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU





About Apartment 8, La Reserve

Apartment 8, La Reserve is a superb two bedroom apartment in the well respected La Reserve development. The property boasts a fantastic outlook with views over to the Little Russel. Bright and spacious, the flat possesses a great living and kitchen area, perfect for entertaining. The property comes with one designated car parking space, there is additional visitors' parking and good on-street spaces available. The property is in move-in condition, and early viewing is recommended.

ACCOMMODATION COMPRISING

Entrance Hall

12'9" x 3'4" (3.89m x 1.02m)
Solid oak flooring. Storage cupboard.

Living Area

13'1" x 13'1" (4m x 4m)
Double doors leading onto a balcony measuring 6.92m x 1.68m. Solid oak flooring.

Kitchen

11'1" x 8' (3.38m x 2.44m)
Fitted with a run of pine effect wall and base units with black laminate effect work surface incorporating single bowl sink and drainer. Window to front.

Bedroom 1

10'4" x 8'2" (3.15m x 2.5m)
Fitted wardrobes. Window overlooking the courtyard. Solid oak flooring.

Bedroom 2

6'8" x 10'3" (2.03m x 3.12m)
Fitted wardrobes. Window overlooking the courtyard. Solid oak flooring.

Bathroom

5'1" x 8'5" (1.55m x 2.57m)
Fitted with a Villeroy & Boch three piece suite, comprising WC, wash hand basin and bath with shower over. Fully tiled.

OUTSIDE

The second floor property is approached via a well kept communal area. There is stair and lift access.

Appliances

Miele dishwasher, Siemens oven and four ring hob, extractor fan, Hotpoint washer/dryer, Miele fridge/freezer.

TRP: 79

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

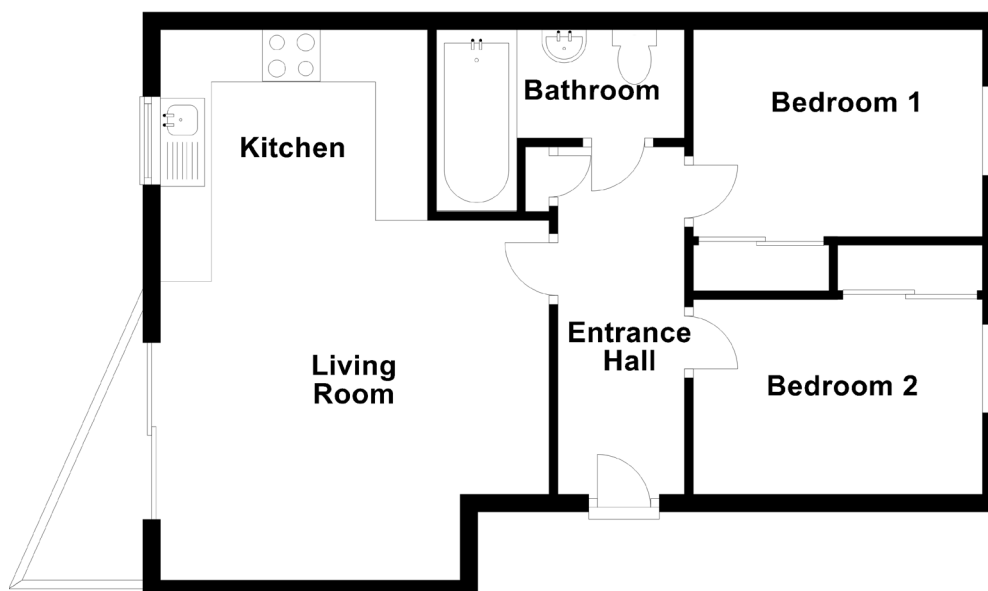
Services: All mains. Gas central heating.

Construction: Cavity. uPVC double glazed windows. uPVC fascias and soffits.

Price includes: Carpets, curtains and light fittings.

Service charge: £283pm.

Ground Floor



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