

SOLE
AGENT



Flat 4, Vue Des Isles

Les Canichers, St. Peter Port, Guernsey, GY1 2LS

 x1  x1 **PERRYS 17 G4 TRP 64 Listed**

- Stunning panoramic sea views
- Spacious duplex studio
- Characterful apartment
- Allocated parking
- Situated in the heart of St Peter Port
- Plenty of storage

£265,000

LOCAL MARKET

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







About Flat 4, Vue Des Isles

Flat 4 Vue Des Isles is a characterful duplex studio apartment with stunning panoramic sea views over all the neighbouring islands. As you enter the property there is a wide hallway with plenty of understair storage. As you head up the stairs, the landing opens up into a large living area with kitchen, plenty of reception space and room for a double bed. There is a beautiful bay window which looks out over the east coast. The property has a separate contemporary shower room. At basement level there is a communal utility room where Flat 4 has its own washing machine and tumble drier. Uniquely for town, the apartment has the benefit of an allocated parking space. The property is perfectly positioned a short walk from the centre of St Peter Port, amenities and restaurants. Investors only. Currently achieving rental income of £875pcm, increasing to £895pcm.

ACCOMMODATION COMPRISING

Entrance Hall

9'11" x 4'5" (3.02m x 1.35m)

Understairs storage. Window with aspect over the front. Stairs to first floor.

FIRST FLOOR

Landing

7'9" x 4'5" (2.36m x 1.35m)

Shower Room

7'7" x 3'8" (2.3m x 1.12m)

Fitted with a three piece suite of wash hand basin with storage below, shower and W.C.

Open Plan Studio

21'1" x 16'5" (6.43m x 5m)

Fitted with a range of wall and base units. Gas boiler. Dual aspect windows with panoramic sea views towards the neighbouring islands and views over Town rooftops. Large storage cupboard.

Loft

There is loft space with storage for this flat.

Appliances

Free standing Russell Hobbs freezer, free standing Montpellier fridge, integrated Bosch electric oven, CATA electric hob, washing machine, tumble dryer.

OUTSIDE

Rear

Allocated parking for one car.

Communal Utility Room

Fitted with a washing machine and tumble dryer solely for the use of each flat.

TRP: 64 Listed

Viewing: BY APPOINTMENT

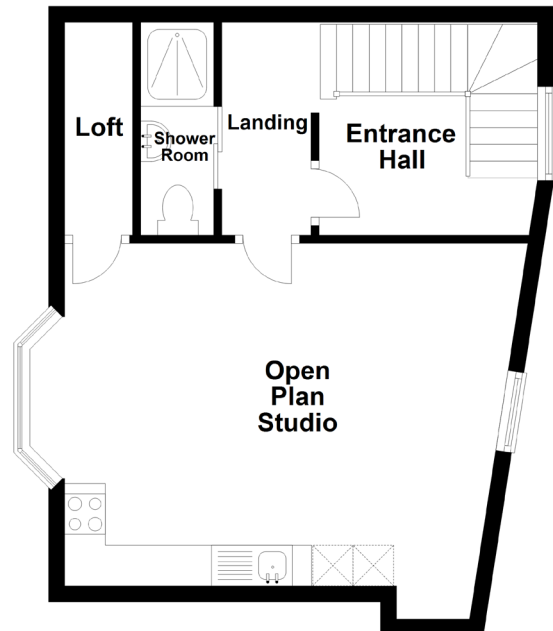
Possession: BY ARRANGEMENT

Services: All mains. Gas central heating.

Construction: uPVC double glazed windows.

Price includes: Carpets, curtains, light fittings and appliances as listed.

First Floor



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