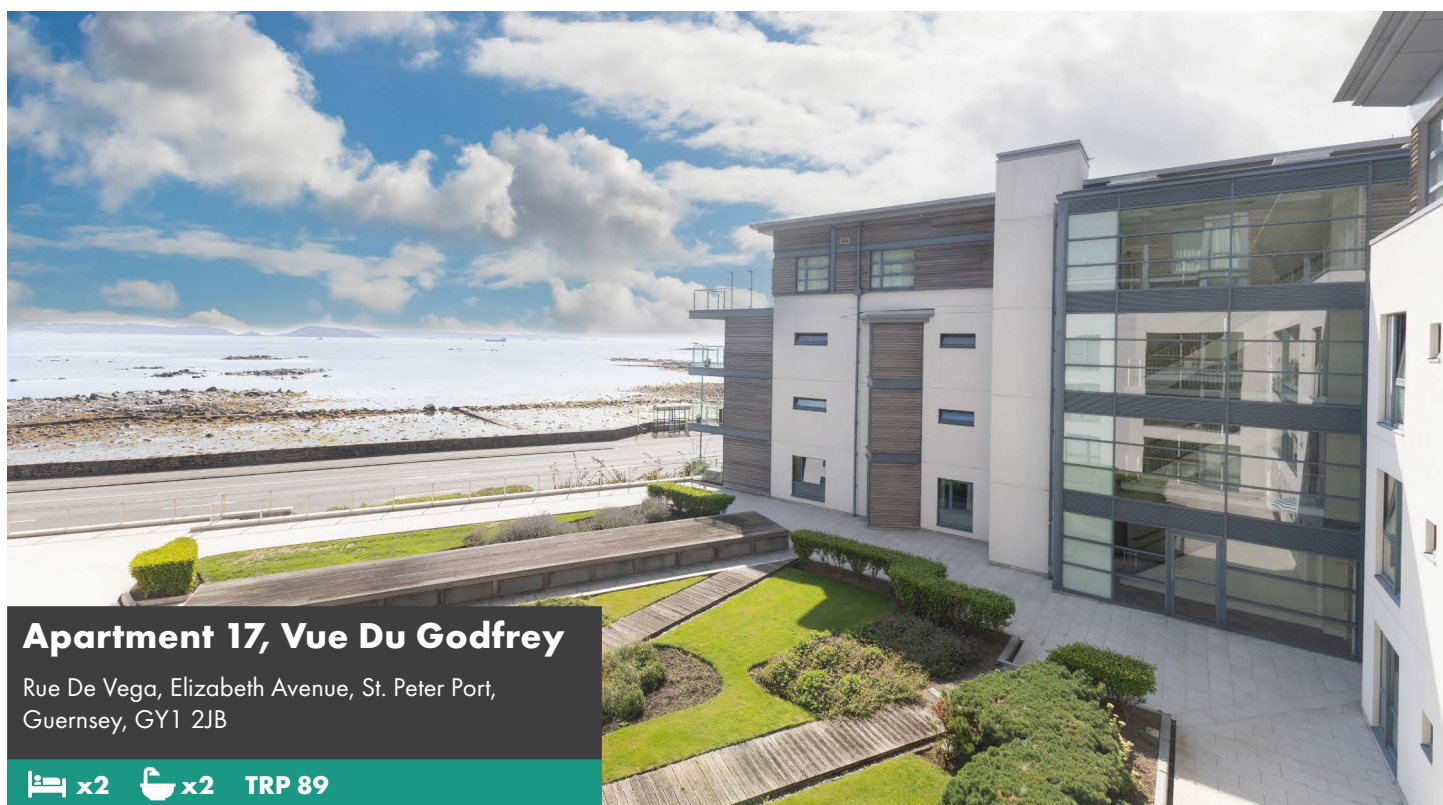


**SOLE
AGENT**



Apartment 17, Vue Du Godfrey

Rue De Vega, Elizabeth Avenue, St. Peter Port,
Guernsey, GY1 2JB

 x2  x2 **TRP 89**

- Spacious two bedroom apartment
- Short walk to town centre
- Stunning sea views
- Parking for two plus visitors
- Balcony
- Open plan living space

£645,000

LOCAL MARKET

swoffers

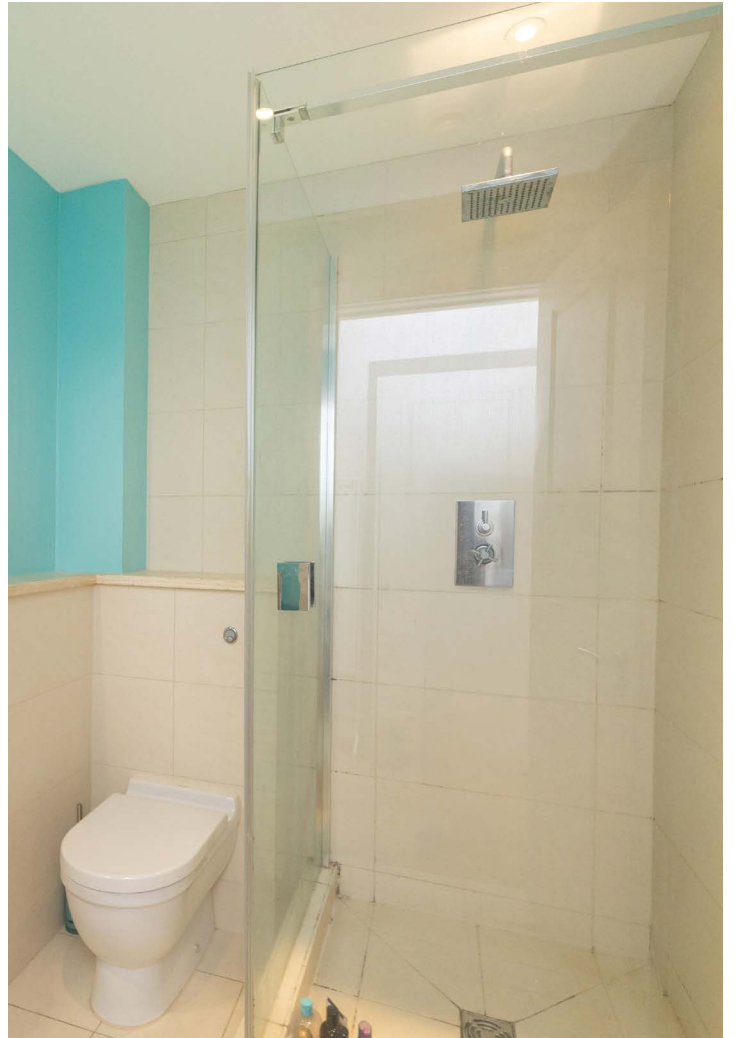


sales@swoffers.co.uk

01481 711766

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





About Apartment 17, Vue Du Godfrey

Apartment 17, Vue Du Godfrey is a stylish, modern apartment located in the prestigious Vega Apartment complex. With views over the East Coast and neighbouring islands, this apartment is a fantastic investment opportunity or low maintenance home. The apartment has two well-proportioned bedrooms, one featuring an en-suite shower room, a further family bathroom and convenient utility room. At the heart of the property is a spacious kitchen, living room and dining room which opens up onto a fantastic balcony with sea views. Internal viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Hall

12' x 5'6" (1.68) x 10'2" (3.09) x 3'5" (1.03) L-shaped

Utility Room

6' x 4'10" (1.83m x 1.47m)
Fitted with storage cupboards. Window providing aspect to the rear of the property. Cupboard housing the electrics.

Boiler Cupboard

5'1" x 4'8" (1.55m x 1.42m)

Bathroom

8'10" x 6'8" (2.7m x 2.03m)
Fitted with a three piece suite of bath with shower over, wash hand basin and W.C. Tiled flooring. Frosted window providing aspect to the rear of the property.

Bedroom 2

16'3" x 9'8" (4.95m x 2.95m)
Two large windows providing aspect to the rear of the property. Fitted wardrobes.

Bedroom 1

16'8" x 9'9" (5.08m x 2.97m)
Window providing aspect to the side of the property. Fitted wardrobes.

Ensuite Shower Room

7'1" x 6' (2.16m x 1.83m)
Fitted with a three piece suite of shower, wash hand basin and W.C. Tiled flooring.

Kitchen / Living / Dining Room

21' x 17'11" (6.4m x 5.46m)
Fitted with a range of wall and base units. Patio doors providing access to the balcony. Window providing aspect to the rear of the property.

Balcony

8'2" x 4'11" (2.5m x 1.5m)

Appliances

NEFF oven, NEFF microwave, NEFF extractor fan, NEFF induction cooker, NEFF dishwasher, Hotpoint tumble dryer and Hotpoint washing machine.

TRP: 89

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

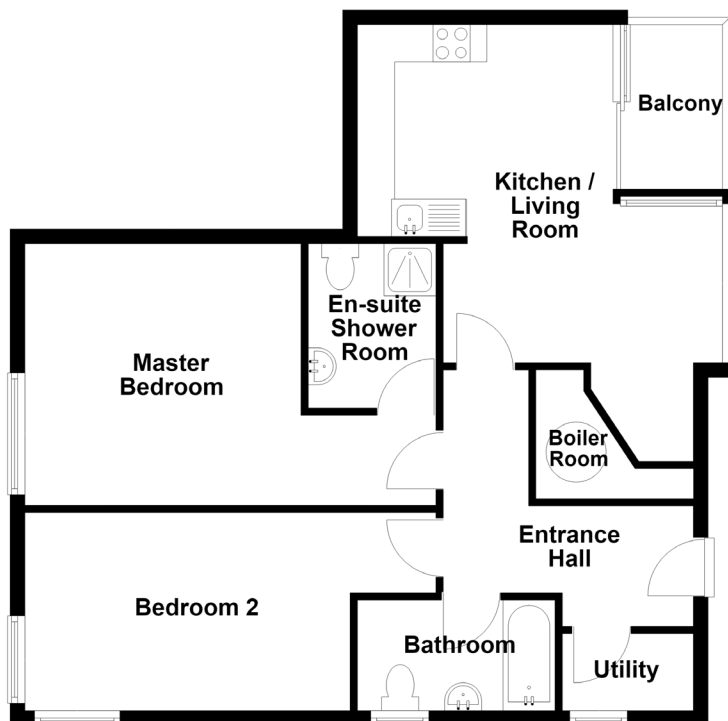
Services: Mains water, electricity and drainage.

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

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

Service charge: £600p/m

Ground Floor



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.