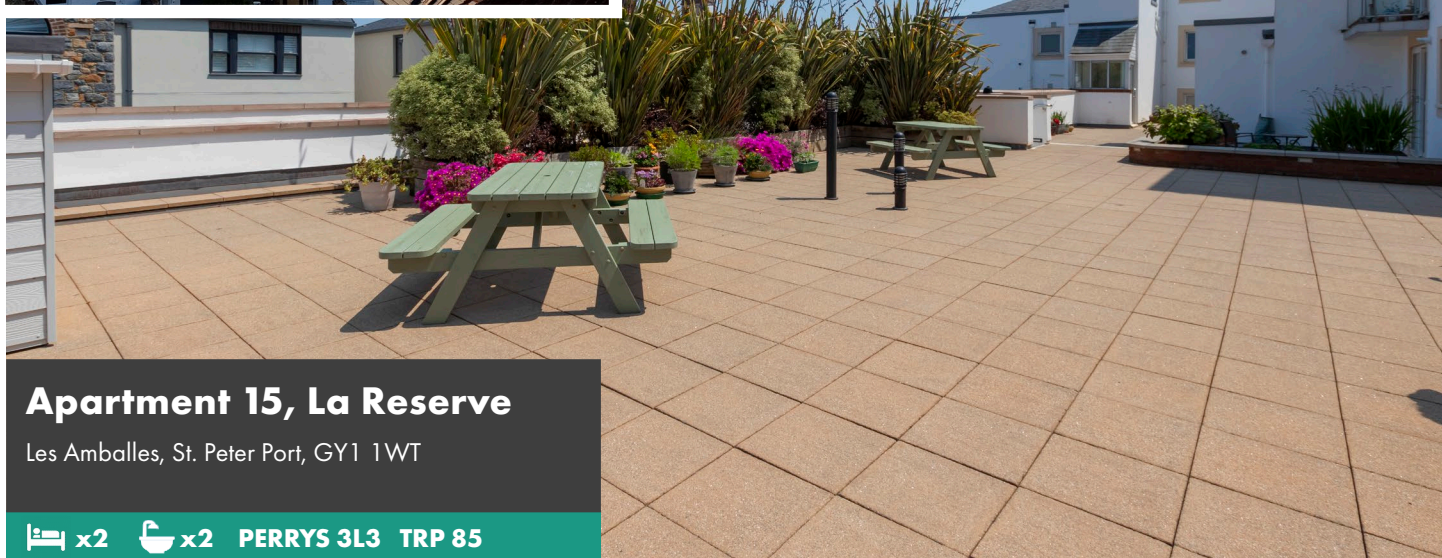


**SOLE  
AGENT**



## Apartment 15, La Reserve

Les Amballes, St. Peter Port, GY1 1WT

 x2  x2 **PERRYS 3L3 TRP 85**

- 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 garden space

**£415,000**

**LOCAL MARKET**

**swoffers**



[sales@swoffers.co.uk](mailto:sales@swoffers.co.uk)

**01481 711766**

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





## About Apartment 15, La Reserve

Apartment 15 La Reserve is a superb apartment in the well respected La Reserve development. The property boasts a fantastic outlook of Castle Cornet and the neighbouring islands. Bright and spacious, this flat possesses a great open plan kitchen/living room and two double bedrooms, one with ensuite. The property comes with one designated parking space, there is additional visitors' parking and good on-street spaces available. The property is move-in condition and early viewing is recommended.

### ACCOMMODATION COMPRISING

#### Entrance Hall

11'10" x 3'3" (3.6m x 1m)  
Storage cupboard.

#### Bathroom

6'11" x 6'3" (2.1m x 1.9m)  
Fitted with a three piece suite of bath with shower over, wash hand basin and WC.

#### Bedroom 2

13'1" x 9'10" (4m x 3m)  
Window providing aspect onto the sea. Fitted storage.

#### Bedroom 1

12'10" x 9'10" (3.9m x 3m)  
Large window providing aspect over Castle Cornet and the neighbouring islands.

#### Ensuite Shower Room

6'3" x 5'7" (1.9m x 1.7m)  
Fitted with a three piece suite of shower, wash hand basin and WC.

#### Kitchen/Dining Room

21' x 11'2" (6.4m x 3.4m)  
Fitted with a range of wall and base units with worksurfaces over. Kitchen and dining room leads to a balcony which provides aspect over Castle Cornet and the neighbouring islands.

#### OUTSIDE

#### Front

The property is approached via a well kept communal area. Stair and lift access.

#### Appliances

Siemens oven, Siemens four ring hob, extractor fan, Miele fridge, Miele dishwasher, Siemens tumble dryer and Siemens washing machine.

**TRP:** 85

**Viewing:** BY APPOINTMENT

**Possession:** BY ARRANGEMENT

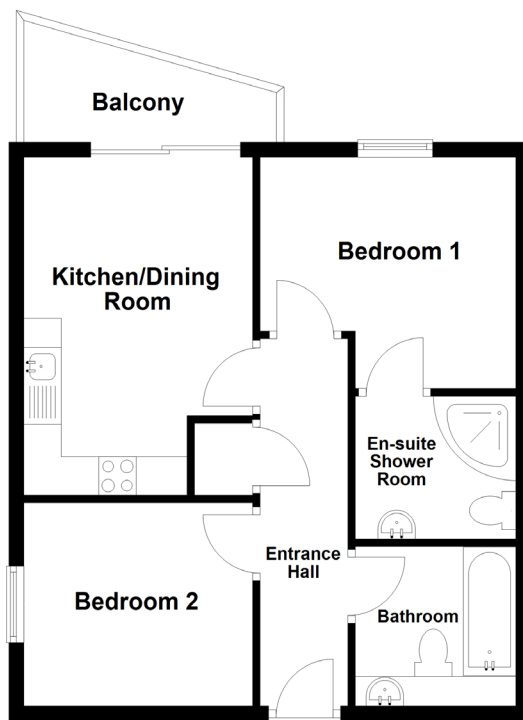
**Services:** Gas water, electricity and drainage.

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

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

**Service charge:** £333.78 per month

### Ground Floor



# swoffers



sales@swoffers.co.uk

01481 711766

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

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.