

**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
- Very good condition
- Convenient St Peter Port location
- One secure car parking space and visitors' parking
- Balcony with sea views
- Communal garden space

£405,000

LOCAL MARKET

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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 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.

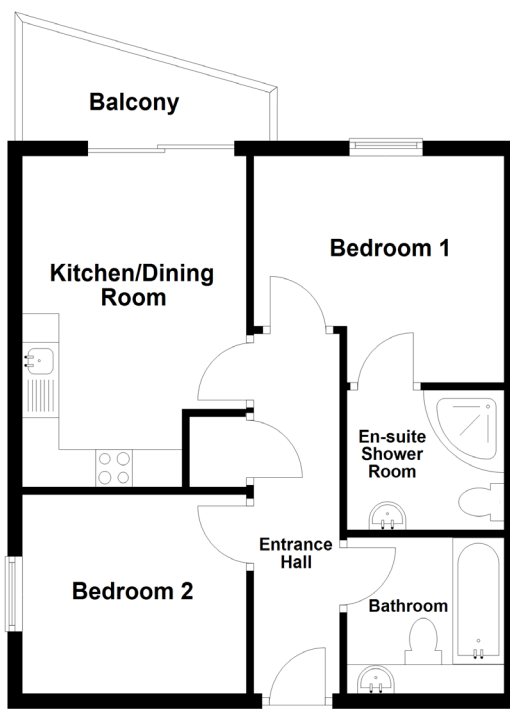
Construction: Cavity construction. uPVC double glazed windows and uPVC fascias and soffits.

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

Service charge: £333.78 per month



Ground Floor



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