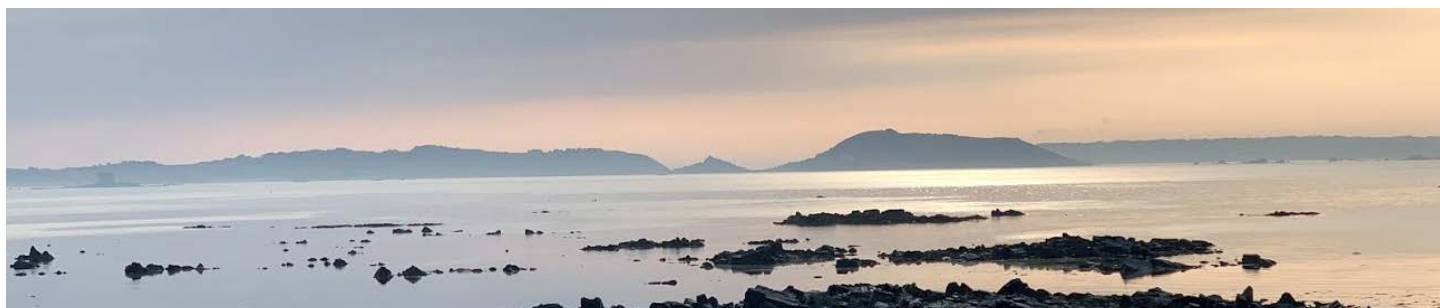




**SOLE
AGENT**



Apt 9 Vue Du Godfrey

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

 x3  x2 **PERRYS 17 G3 TRP 130**

- Fantastic three bedroom apartment
- Highly regarded development on the outskirts of St Peter Port
- Over 1,300 sq ft of accommodation
- Lovely southeast facing terrace
- Wonderful views across to St Peter Port
- Two bath/shower rooms, one ensuite
- Stunning kitchen/dining/living room
- Allocated parking for two cars

£725,000

LOCAL MARKET

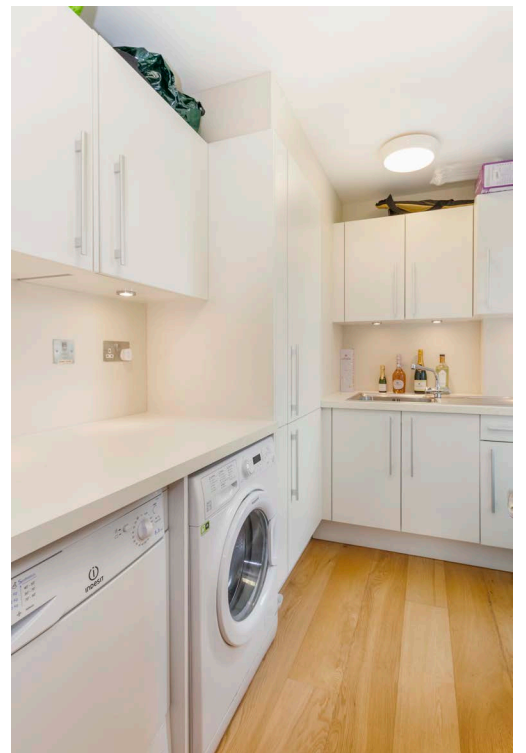
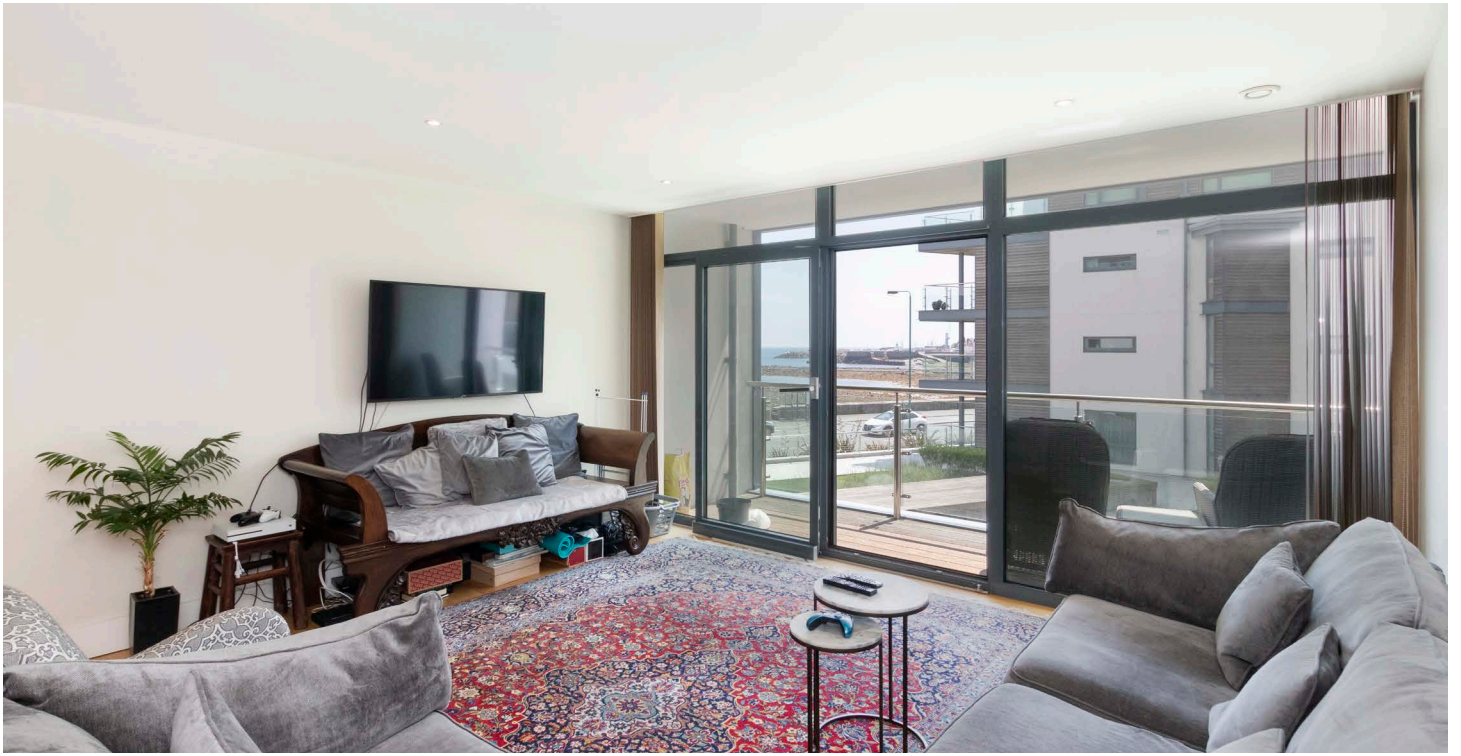
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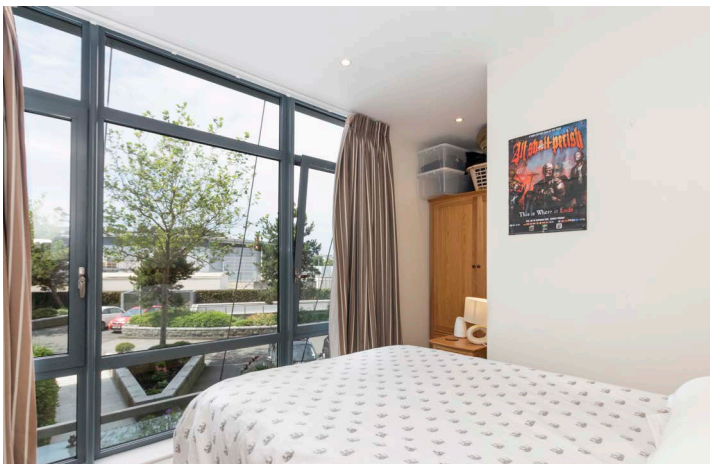
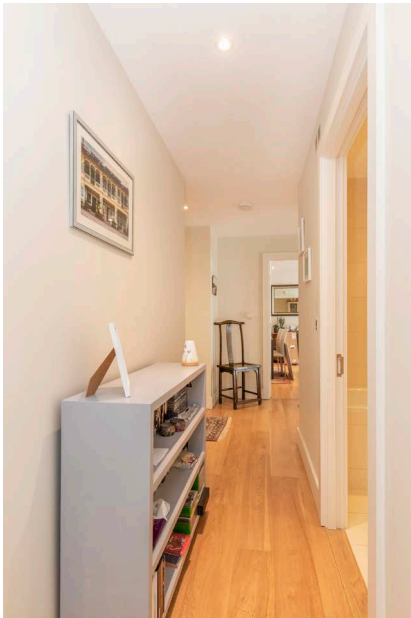


sales@swoffers.co.uk

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





About Apt 9 Vue Du Godfrey

A fantastic three bedroom first floor apartment in a highly regarded development. 'Apartment 9 Vue du Godfrey' offers over 1,300 sq ft of accommodation. At the heart of the property is a stunning kitchen/dining/living room opening up onto a southeast facing terrace providing wonderful views towards St Peter Port. The three bedrooms are complimented by two bath/shower rooms, one of which is ensuite and there is a separate utility room. There is also the added benefit of secure underground parking for two cars. A fantastic down-size or low maintenance investment, early viewing is recommended.

ACCOMMODATION COMPRISING

Entrance Hall

23' x 9'5" max (7m x 2.87m max)

Bedroom 3

13'10" (4.217) max x 9'4" (2.833) max

Utility Room

9'3" x 3'11" (2.82m x 1.2m)

Fitted with a range of white wall and base units with laminate work surfaces over incorporating single bowl stainless steel sink and drainer.

Kitchen / Dining / Living Area

29'4" x 15'3" (8.94m x 4.65m)

The kitchen area is fitted with a range of cream wall and base units with granite work surfaces above incorporating single bowl sink.

Master Bedroom

15'10" max x 15'1" (4.83m max x 4.6m)

Ensuite Shower Room

8'8" x 5'7" (2.64m x 1.7m)

Inner Hallway

10'6" x 2'11" (3.2m x 0.9m)

Family Bathroom

9'7" x 5'2" (2.92m x 1.57m)

Bedroom 2

11'2" x 11'4" (3.4m x 3.45m)

Appliances

Neff integrated appliances include, four ring induction hob, stainless steel extractor, electric oven and grill, fridge, freezer, dishwasher, Hotpoint washing machine and Indesit tumble dryer.

TRP: 130

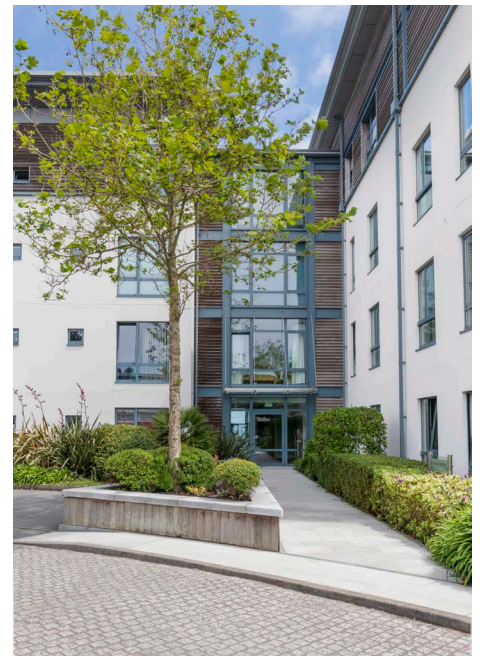
Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains services. Electric underfloor heating.

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

Service charge: £505 per month.



Floor Plan



OUTSIDE

Secure underground parking for two cars.

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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.