



Exquisite apartment with stunning sea views.

11 Vue Du Godfrey, Rue de Vega, Elizabeth Avenue, St Peter Port, GY1 2JB

Asking Price £635,000



Stunning three bedroom, three bathroom apartment

- Stunning sea and Island views over the West coast
- Two allocated secure parking space and ample visitor spaces
- Two lovely private balcony areas

Forming part of the prestigious Vega development

Local Information

11 Vue du Godfrey forms part of the prestigious Vega development situated in a convenient waterfront location with amenities including supermarkets, shops, restaurants and the finance centre all within close proximity.

A regular bus route is available from Les Banques.

The school catchment area for the property is Amherst Primary and St Sampsons High School.

About this property

An exquisite three bedroom, three bathroom (two ensuite) ground floor apartment situated in the prestigious Vega development.

This spacious apartment, finished to an exceptionally high standard, offers light and airy living accommodation with a South facing aspect.

The large living room and separate kitchen have floor to ceiling windows each with balconies that both boasts sea views and runs the length of this modern space.

A stunning property in an attractive location, which promotes modern, executive living in 21st century Guernsey.

Services and Notes

Mains water, electricity and drainage. Electric under floor heating. UPVC double glazing. The property is of modern construction. TRP 145.

To include the fitted flooring (engineered oak flooring throughout) the curtains and blinds as hung and the fitted light fittings. Appliances include: Bosch Wine Cooler, Integrated Dishwasher, Neff Ceran Hob with Stainless Steel Extractor Over, Twin Neff Built-in Ovens, Integrated Fridge and Freezer, Hotpoint Washing Machine, Hotpoint Dryer.

Service Charge £4,860 per annum includes buildings insurance, communal maintenance, cleaning and lighting, sinking fund and external window cleaning once a month.

Directions

Travelling North from St Peter Port along the seafront, take the left hand turning into Admiral Park/Elizabeth Avenue, then the first turning on the left hand side, into Rue de Vega. Continue past the offices on the left and bear left into the access road for the apartment buildings. Visitor parking can be found at this level. Perry's Guide Map Reference: Page 17 G3.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office. Telephone: +44 (0) 1481 713 463.





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Gross Internal Area 1561 sq ft, 145 m²

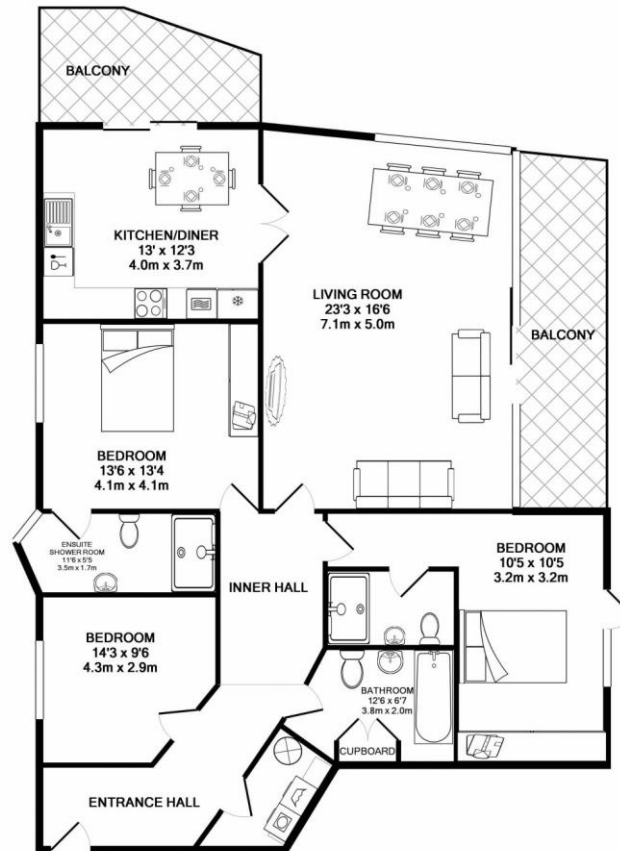
Guernsey

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