



Superb modern apartment enjoying lovely sea views.

**8 Candie Apartments, Candie Road, St Peter Port, GY1 1UQ**

Asking Price £435,000





Superb, modern town apartment with two bedrooms  
• Fantastic central location next to Candie Gardens •  
Within close proximity to all town amenities • Well-presented and ready to move in to • Prestigious small development with secure parking and private balcony

#### Local Information

8 Candie Apartments is situated in a convenient central location with the amenities of St Peter Port town centre including restaurants, cafes and shops all on its doorstep. The property is also situated just a stone's throw from the beautiful Candie Gardens.

A regular bus route is available within close proximity from St Julians Avenue.

The school catchment area for the property is Vauvert Primary and La Mare De Carteret High School.

#### About this property

This contemporary first floor apartment forms part of the well regarded, modern Candie Apartments development.

Immaculately presented throughout, the stylish accommodation enjoys valued ceilings throughout, currently comprising an open plan kitchen/living room, two good size double bedrooms and a smart shower room.

The apartment further benefits from a private balcony area with wonderful views over Candie Gardens to the sea beyond, along with an allocated parking space in the secure underground car park. Further good on street parking is available within close proximity.

Designed to a high specification throughout, this apartment would

make an ideal low maintenance home or buy-to-let investment.

#### Services and Notes

Mains electricity, water, gas and drainage. Gas underfloor heating. UPVC double glazing. Baxi air circulation system. The property is of modern cavity construction. TRP 91.

Please note the property is being sold including the fitted flooring, carpets, curtains, blinds and light fittings, as well as the appliances and furniture.

The service charge for the property is £2160.00 per annum and includes the buildings insurance, maintenance of the communal areas including the underground car park and the exterior of the building.

#### Directions

Travelling down Candie Road the property is situated on the bend on the right hand side. Perry's Guide Map Reference: Page 17 F4.

#### Tenure

Freehold

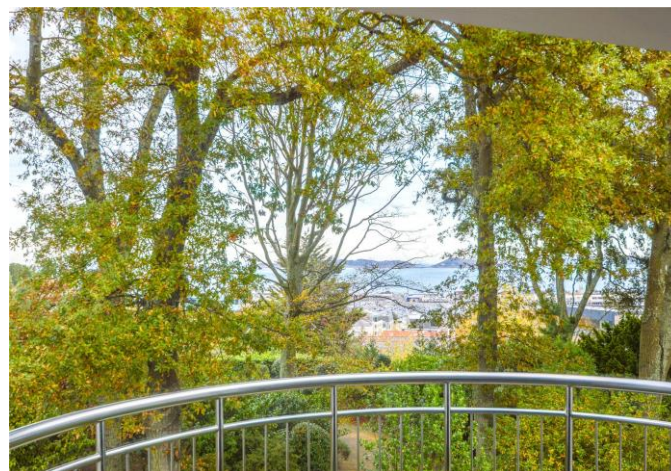
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone: +44 (0) 1481 713 463.







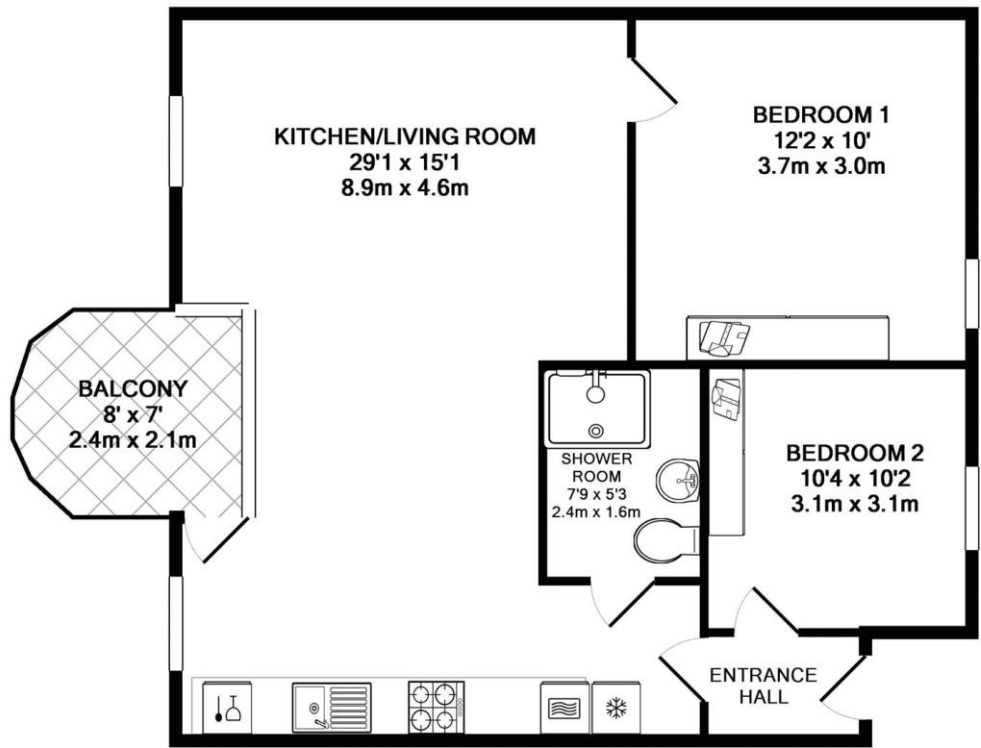
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Gross Internal Area 980 sq ft, 91 m<sup>2</sup>

Guernsey

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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