



A well-presented two bedroom apartment with a balcony and communal roof terrace.

La Reserve, Les Amballes, St Peter Port, Guernsey, GY1 1WT

Asking Price £290,000

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A modern two bedroom apartment • Situated within walking distance of the main St Peter Port hub • Private balcony and communal roof top terrace • Allocated parking • Ideal low maintenance home or buy-to-let investment

Local Information

La Reserve is situated in close proximity to the amenities of St Peter Port Town Centre.

There is a regular bus route available along Gategny Esplanade.

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

About this property

This second floor apartment forms part of an established development within walking distance of the main St Peter Port hub.

Two bedrooms are serviced by a bathroom and there is a bright and airy open plan kitchen living area with sliding doors out onto a balcony offering distant sea views.

With an allocated parking space and use of a communal terrace, this would be a superb pied a terre or investment opportunity.

Services and Notes

Mains electricity, water and drainage. Gas fired central heating. We understand that the property is of modern construction. TRP 79.

Four ring Siemens hob
Siemens oven
Cooke and Lewis Extractor
Stainless steel sink and draining
Miele dishwasher
Hotpoint washer/ dryer

Miele fridge/freezer

Wall mounted Vaillant boiler

Service Charge £879 per quarter

Directions

Travelling south along Les Amballes, the property is located on the right hand side at the end of the road, right before the turning for Les Cotils. Perry's Guide Map Reference: Page 17 G4.

Tenure

Freehold

Viewing

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

Telephone:

+44 (0) 1481 713 463.





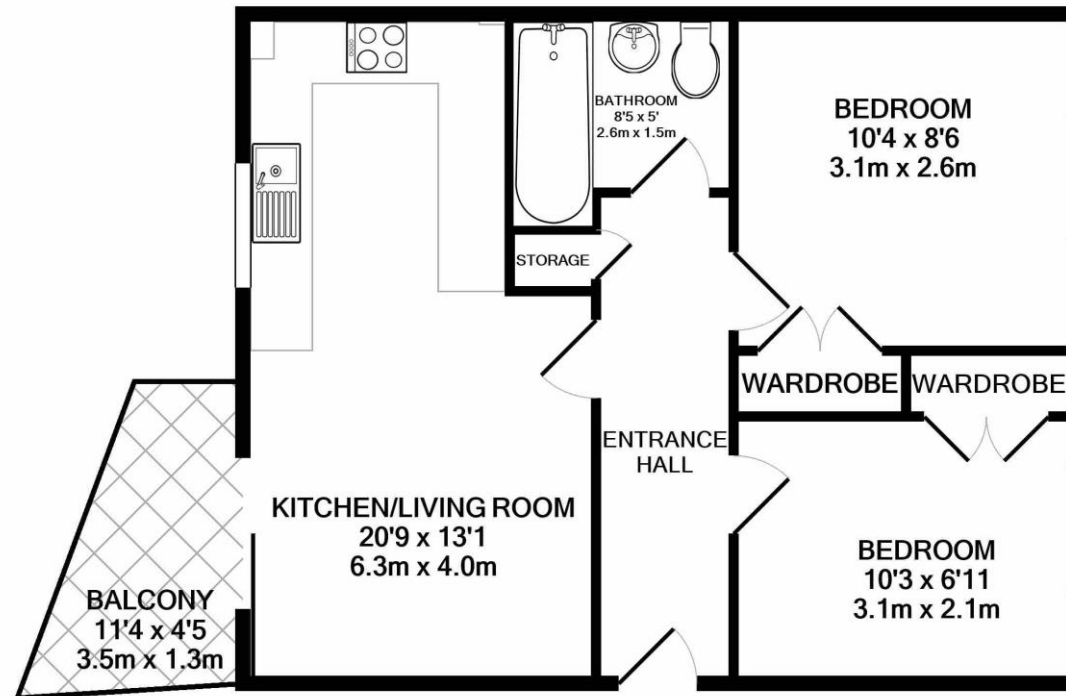
La Reserve, Les Amballes, St Peter Port, Guernsey, GY1 1WT
Gross Internal Area 850 sq ft, 79 m²

Guernsey
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