

Vue D'alligande

St Peter Port



Cranfords are delighted to present Apartment 13, Vue D'Alligande, to the local market, an exceptional, true move in condition, ground floor apartment situated within a prestigious development of similar high-quality homes. Thoughtfully designed with wheelchair accessibility in mind, this spacious three-bedroom apartment benefits from wide doorways, an open-plan layout, and lift access conveniently located directly outside the apartment, providing seamless access to the underground parking for two spaces as well as visitors parking. Beautifully maintained throughout, the property has also benefited from recent internal upgrades, including two newly fitted bath and shower rooms. Apartment 13 presents an ideal opportunity for those seeking to enjoy the ease of low-maintenance, lock-up-and-leave living. Equally, the property offers excellent potential as a buy-to-let investment. Further enhancing its appeal are stunning sea and island views from the east and south-facing aspects, along

- ✓ 3 Bedrooms
- ✓ Brand New Bathrooms
- ✓ Lift Directly Outside Front Door
- ✓ Beautiful Sea & Island Views
- ✓ Lock up and Leave
- ✓ Service Charge [GBP]797PCM
- ✓ 2 Bathrooms
- ✓ Designed For Wheelchair Access
- ✓ Sought After Ground Floor Apartment
- ✓ Balcony
- ✓ TRP 125

with a private decked balcony, the perfect space to relax and enjoy the sunshine and fresh sea air. Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.



Accommodation

Ground Floor

Entrance Hall

Max.
24' 1" x 9' 9" (7.34m x 2.97m)

Utility

Appliances include Hotpoint washing machine & Hotpoint tumble dryer. Boiler cupboard.
9' 9" x 5' 2" (2.97m x 1.57m)

Open Plan Living

Appliances include Neff 4 ring electric hob, Neff oven, cooker hood, Neff dish washer & Neff fridge/freezer.
29' 6" x 15' 4" (8.99m x 4.67m)

Bedroom 3

10' 6" x 8' 1" (3.20m x 2.46m)

Bedroom 1

16' 2" x 12' 8" (4.93m x 3.86m)

En-Suite Bathroom

9' 9" x 5' 0" (2.97m x 1.52m)

Bathroom

9' 9" x 5' 6" (2.97m x 1.68m)



Bedroom 2

12' 2" x 11' 6" (3.71m x 3.51m)

Services

Mains electricity, water and drainage.

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings

SERVICE CHARGE INCLUDES - communal cleaning, window cleaning, gardening, maintenance of external areas, maintenance of underground car park, building insurance, sinking fund.

Possession

By arrangement.

Viewing

Strictly by appointment.

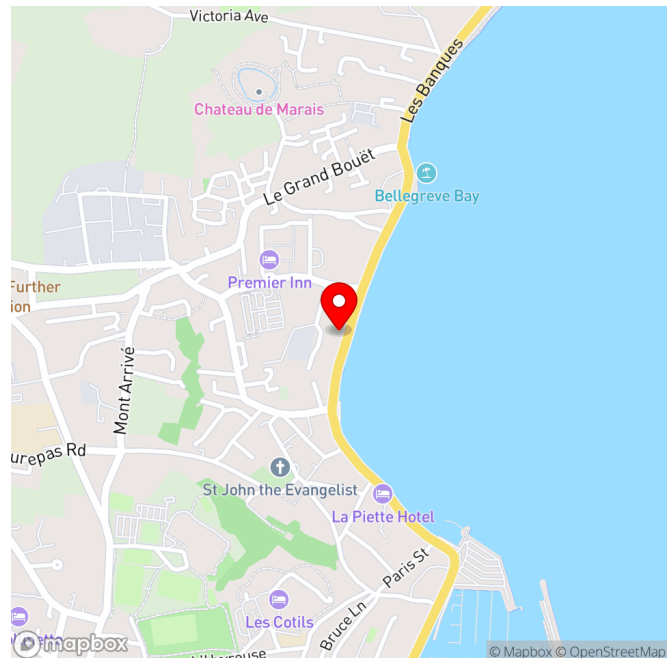
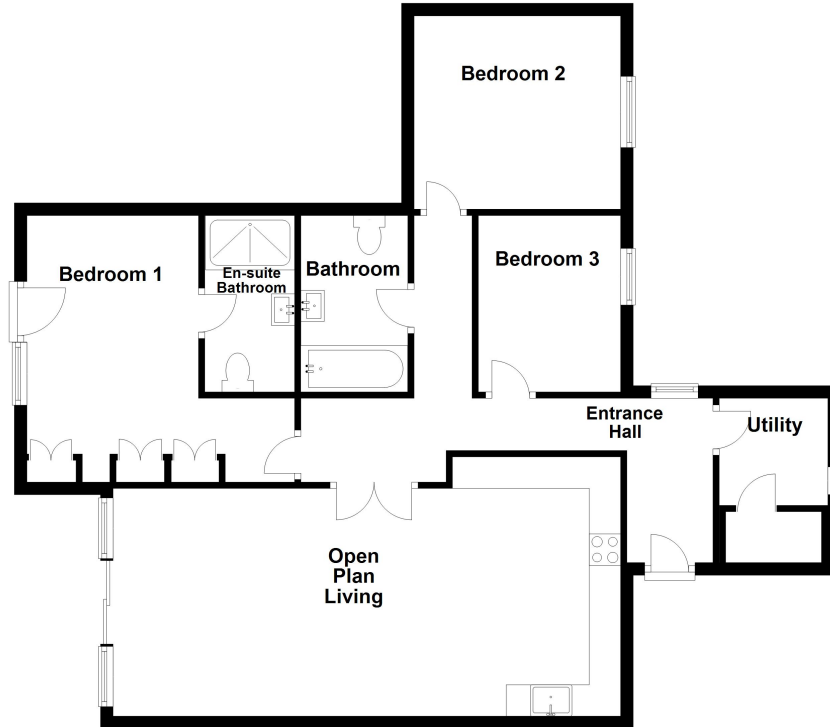
Please Note

-
If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



Ground Floor



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

