

APT 8, VUE GODFREY

SOLE AGENT



1

BEDROOM

1

BATHROOM

1,048

SQ FT

POA LOCAL MARKET, ST. PETER PORT

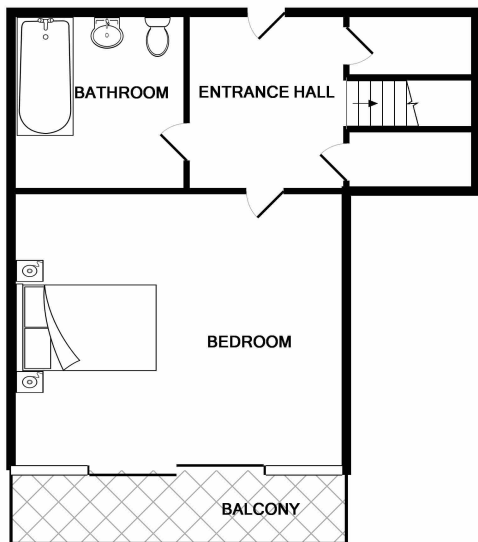
A fabulous South-facing duplex apartment, situated within the prestigious Vega development - located directly on the seafront a short level walk away to Waitrose, Admiral Park and central town. Upgraded by the current owners, No.8 is configured over two upper levels with boundless natural light to all principal areas. Accessed via a lift or stairs to the apartment entrance, this fine home enjoys a spacious entrance hall that answers the question of apartment storage with two large storage cupboards. A door opens to the generous 15'3 x 14'6 bedroom with private South-facing balcony and recently fitted, luxury bathroom. Stairs within the apartment lead to the main living floor with gorgeous herringbone flooring, recently upgraded kitchen of a neutral palette, fantastic reception space and perfectly sited balcony to enjoy the bay and townscape vistas. The property includes a secure underground parking space for one car and there is ample visitor parking available within the development...



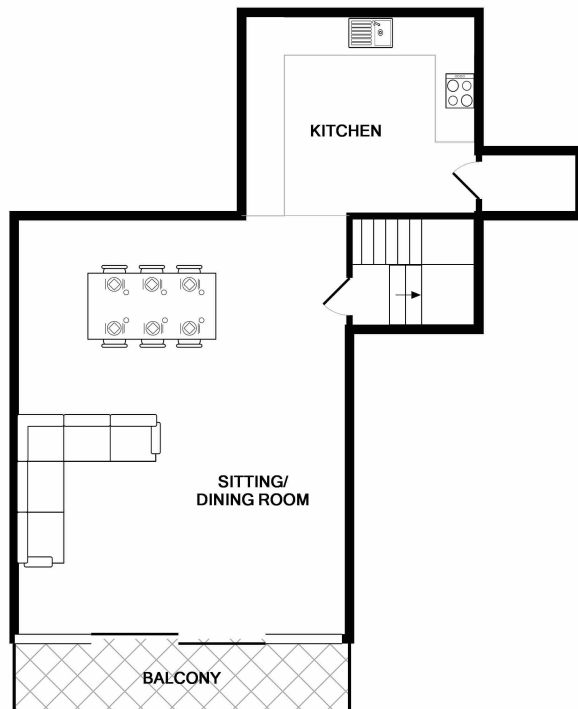
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 SQ.M.)

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.

FIRST FLOOR

| | |
|----------------------|-------------|
| Entrance hall | 9'3 x 8'4 |
| Bathroom | 9'1 x 7'4 |
| Bedroom | 15'3 x 14'6 |
| Balcony | 15'3 x 3'10 |

SECOND FLOOR

| | |
|----------------------------|-------------|
| Sitting/dining room | 22' x 15'4 |
| Kitchen | 10'7 x 10'7 |
| Balcony | 15'4 x 3'10 |

KEY FACTS

Modern upper floor duplex apartment
Situated in the prestigious Vega development
Close to Admiral Park
Newly fitted kitchen & bathroom
Stylish & immaculate presentation
Two balconies with fabulous views
Allocated parking for one vehicles and good visitor parking available
Internal viewing essential

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Underfloor electric heating (wet system)

APPLIANCES

- Neff oven
- Neff microwave oven
- Neff dishwasher
- Neff washing machine
- Smeg fridge freezer

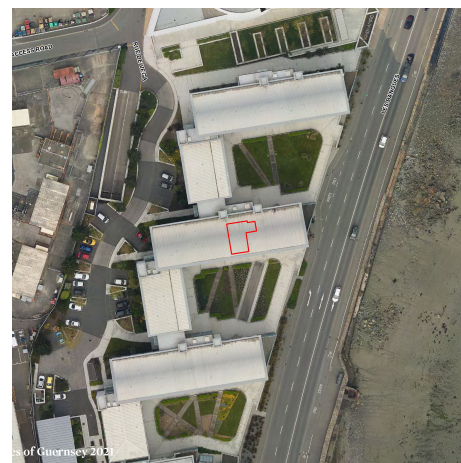
SERVICE CHARGE

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



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