




Apartment 7, Vue D'Epec £795,000






Rue de Vega, Elizabeth Avenue, St. Peter Port, GY1 2JB | Local Market | TRP 145

 x 3  x 3  x 2

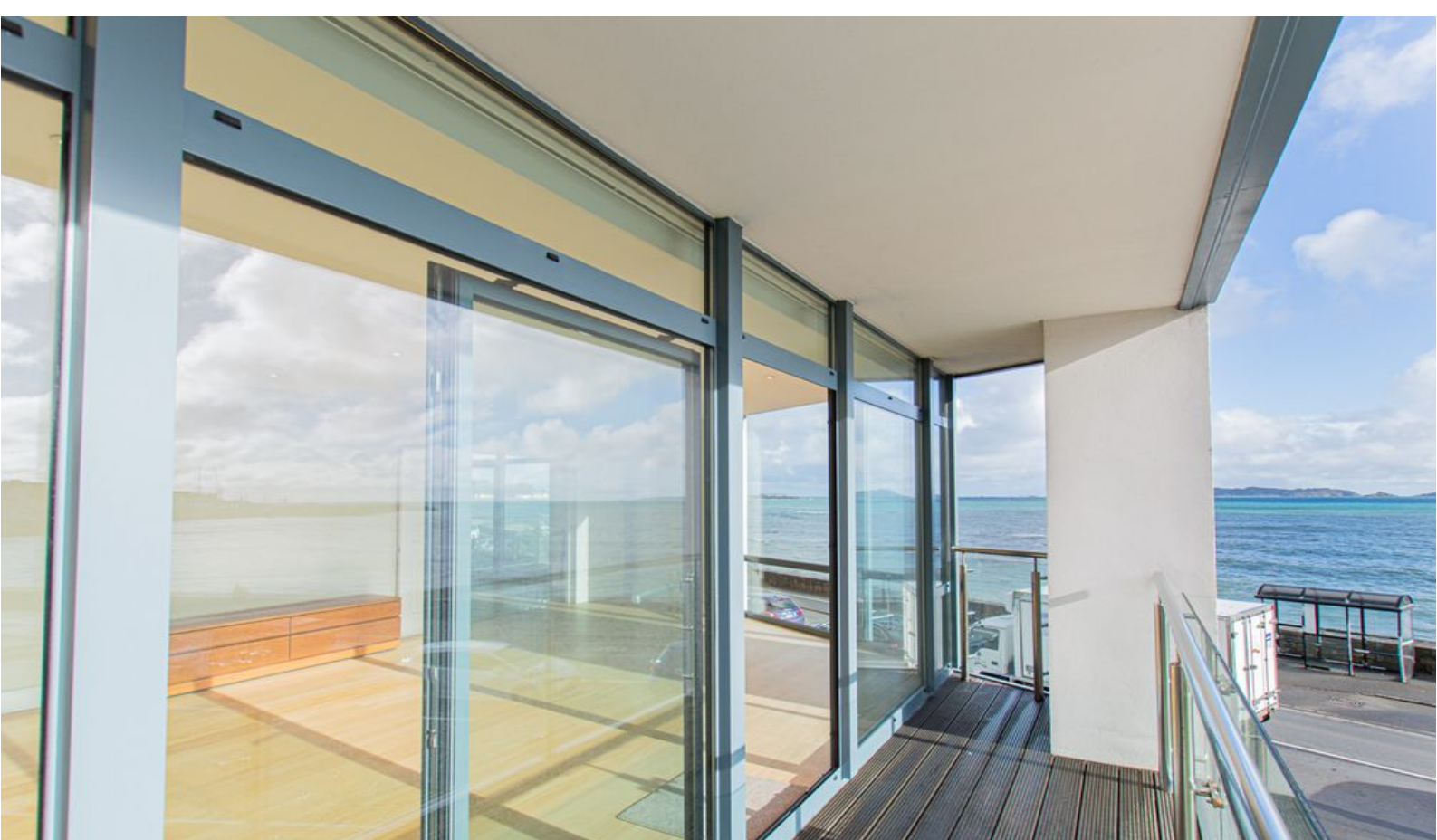


Property Overview

An immaculately presented first floor apartment with three bedrooms, family bathroom, two en-suite shower rooms, parking and beautiful views over the coast of Guernsey.

-  Stunning sea views
-  Three bedrooms
-  Family bathroom and two ensuite shower rooms
-  Parking for two vehicles
-  Bright and airy





About Apartment 7, Vue D'Epec

Apartment 7 Vue D'Epec is an immaculately presented first floor property located in the highly desirable Rue de Vega development, offering stunning views of the coast and neighbouring islands. This bright and spacious accommodation comprises of an entrance hall, kitchen/dining room with balcony, utility room, large sitting room with a balcony, two double bedrooms both with en-suite shower rooms, third bedroom/study and a family bathroom. Externally, this apartment benefits from two balconies that both overlook Guernsey's coast. There is secure, underground parking for two vehicles.

Floor Plan



Apartment 7, Vue D'Epec

Kitchen/Dining room : 3.75m x 3.96m (12'3 x 12'9)

Sitting room : 8.83m x 4.96m (29' x 16'3)

Bedroom 1 : 3.82m x 4.05m (12'5 x 13'3)

Bedroom 1 Ensuite Shower Room: 3.8m x 1.64m (12'5 x 5'4)

Bedroom 2 : 5.15m x 4.65m (16'8 x 15'3)

Bedroom 2 Ensuite Shower Room : 2.48m x 1.51m (8'1 x 4'9)

Bathroom : 4.04m x 2m (13'3 x 6'5)

Hallway : 2.07m x 7.54m (6'7 x 24'7)

Utility : 2.05m x 1.65m (6'7 x 5'4)

Bedroom 3/Study: 3.81m x 2.88m (12'5 x 9'4)

Exterior

This apartment benefits from two balconies that both overlook Guernsey's coast.

There is secure, underground parking for two vehicles.

Appliances

Neff fridge/freezer, Neff oven, Neff microwave, Extractor fan, Neff electric hob, Neff dishwasher, Bosch washing machine and Hotpoint tumble dryer

Services

Mains water and electricity

Heating

Electric underfloor heating (wet system). Except bathroom/en-suites - electric under floor heating

Drainage

Main drain

What3words

///launched.owners.weedy

Viewing and possession

By appointment and arrangement through Sheppards Estate Agents only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch and 3D plans are for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, SEA Limited trading as Sheppards Estate Agents. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.