**SOLE
AGENT**

Apartment 10, La Reserve

Les Amballes | St Peter Port | GY11WT

This ground floor apartment forms part of a modern development in a convenient St Peter Port location with Admiral Park, the town centre and Beau Sejour all a short walk away. The property is presented to the market in move-in condition and benefits from a private courtyard which has gated access to a quiet road.

Accommodation comprises open plan lounge/kitchen/diner, a double bedroom with en-suite shower room, a study/single bedroom and a bathroom. There is secure parking for one car as well as visitor spaces and use of the communal courtyard. This is an ideal property for both first-time buyers or those looking for a buy-to-let.

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

£375,000

ESTATE AGENTS & PROPERTY MANAGERS

**Shields
& Rutland**

OPENING DOORS SINCE 1993

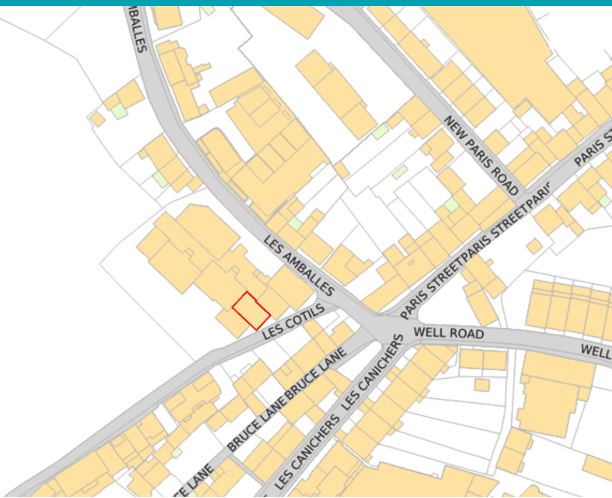
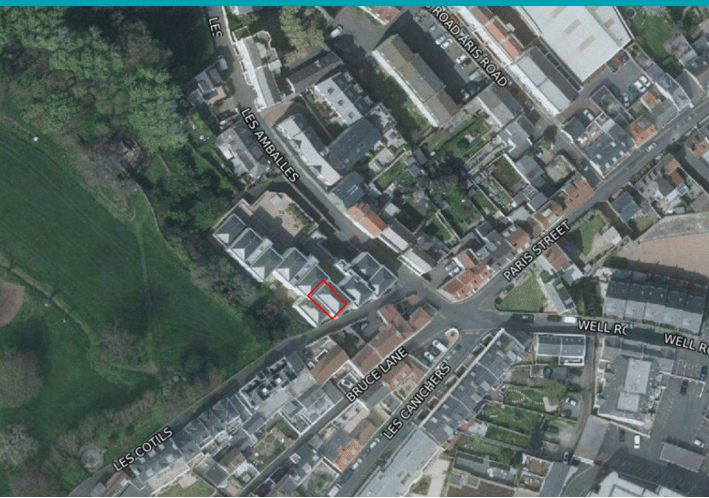
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

3.52m x 1.26m (11' 7" x 4' 2")

Kitchen/Lounge/Diner

6.44m x 3.38m (21' 2" x 11' 1")

Master Bedroom

3.80m x 2.98m (12' 6" x 9' 9")

Ensuite

1.92m x 1.67m (6' 4" x 5' 6")

Bedroom 2

3.04m x 2.14m (10' 0" x 7' 0")

Bathroom

2.07m x 1.93m (6' 9" x 6' 4")

Courtyard

There is a private courtyard which has gated access to a quiet road and use of the communal gardens.

Parking

There is secure parking for one car.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Convenient location
- Private courtyard
- Ground floor
- Secure parking
- Service charge: £967 per quarter

SERVICES

Mains water, electric and drainage. Mains gas.

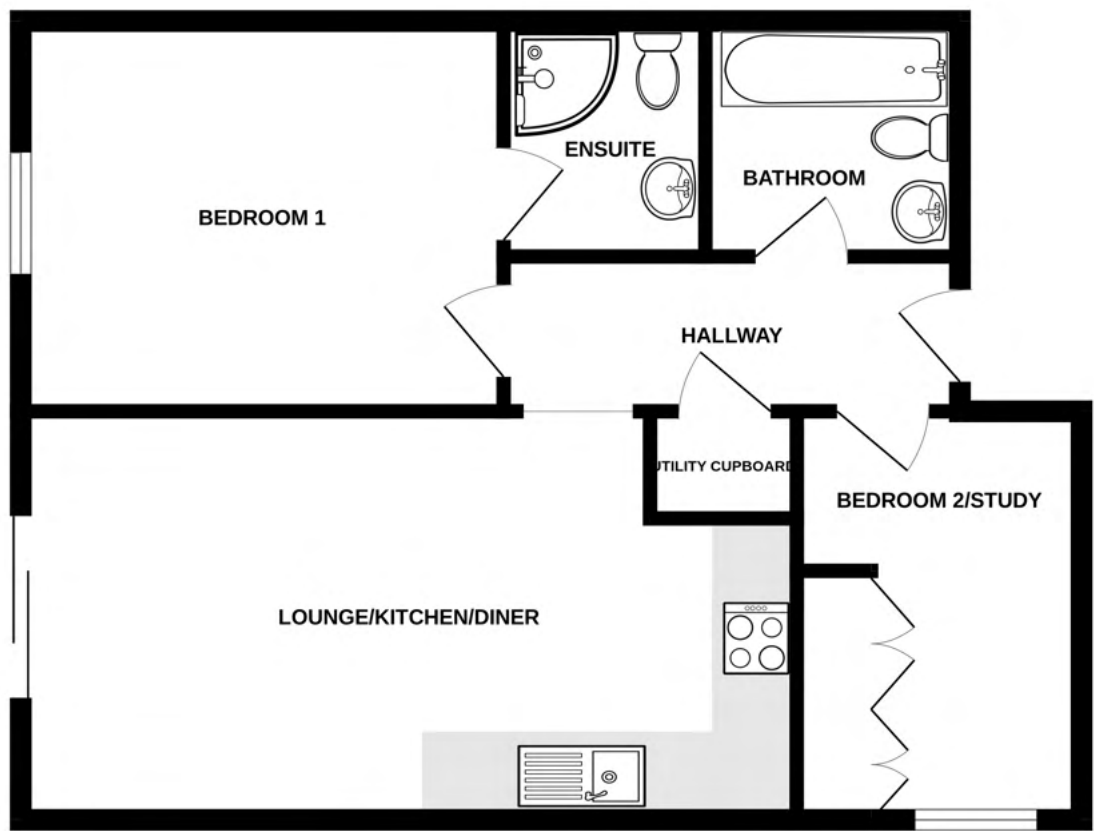
APPLIANCES INCLUDED

- Miele dishwasher
- Samsung single oven
- Four ring hob
- Extractor fan
- Integrated fridge
- Integrated freezer
- Indesit washing machine
- Hotpoint tumble dryer

SCHOOL CATCHMENT

- Amherst Primary School and Les Varendes High School

GROUND FLOOR



APT 10, LA RESERVE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025