



Maillard  
& Co.

£ 395,000

12 Pearmain, Avalon Park, La Grande Route de la Cote

For Sale



“First Floor Apartment in Avalon Park – Exclusive  
for Over 50s”

2

|  
Bedrooms

1

|  
Receptions

1

|  
Bathrooms

For Sale

## Property features

Over 50s Development

Close to Beach and Bus

Communal gardens

Fantastic Amenities on site



## Property details

First Floor Apartment in Avalon Park – Exclusive for Over 50s

Located in the sought-after Avalon Park, this purpose-built first floor apartment is designed for residents aged 50 and over. Nestled along the picturesque coastal road in St. Clement providing the property with partial sea views from the bedrooms and living room, there is also the convenience of a bus stop right outside and the stunning Green Island beach just across the road.

The apartment features an entrance hall with a storage cupboard, a spacious living and dining area, a separate kitchen, two double bedrooms, and a house shower room with additional storage/utility space. Residents of Avalon Park enjoy exceptional communal facilities, including a heated indoor swimming pool (open to visiting family and friends), a snooker room, beautifully maintained gardens, a communal lounge with a kitchen, a library, and the services of an on-site caretaker for maintenance needs.

Parking operates on a first-come, first-served basis, with each apartment entitled to one parking space. Ample additional parking is available for both residents and guests.

Available for those aged 50 and over

Mains water and drains

E7/electric heating

Pets not permitted

Entitlement to use one parking space plus visitor parking

ENTITLED/LICENSED status only.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification

(passport or driving licence) and proof of residency documentation eg, a current utility bill

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together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.

# For Sale



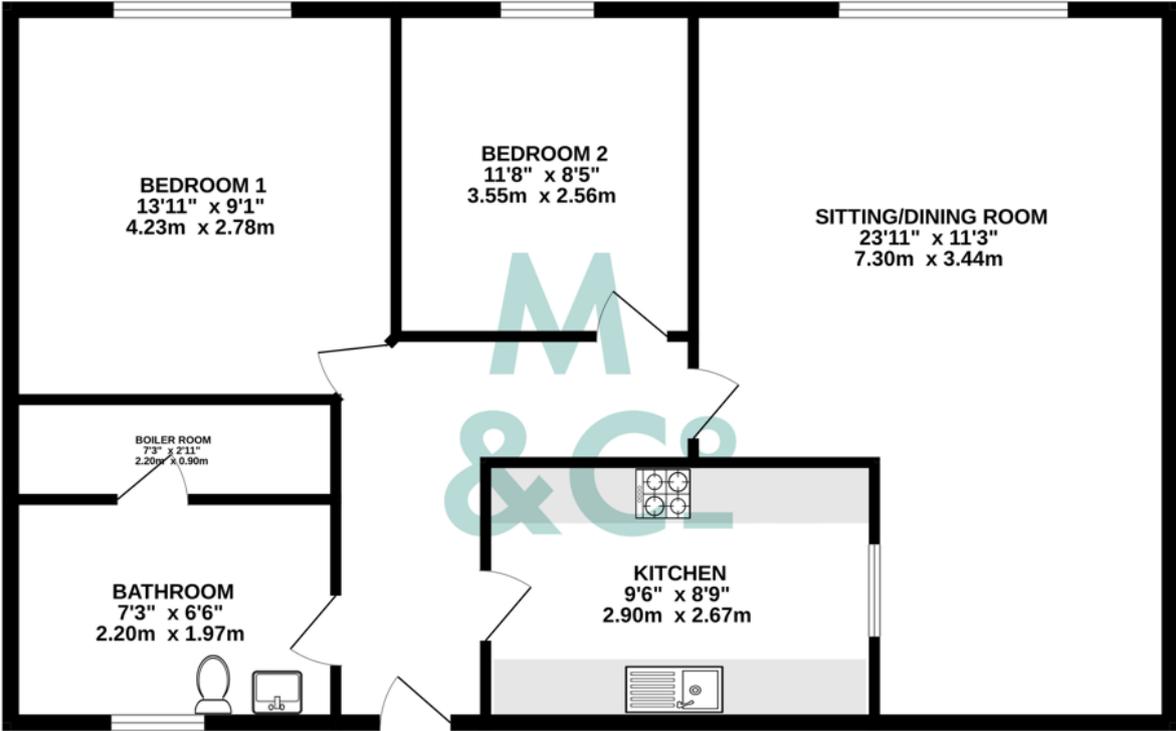




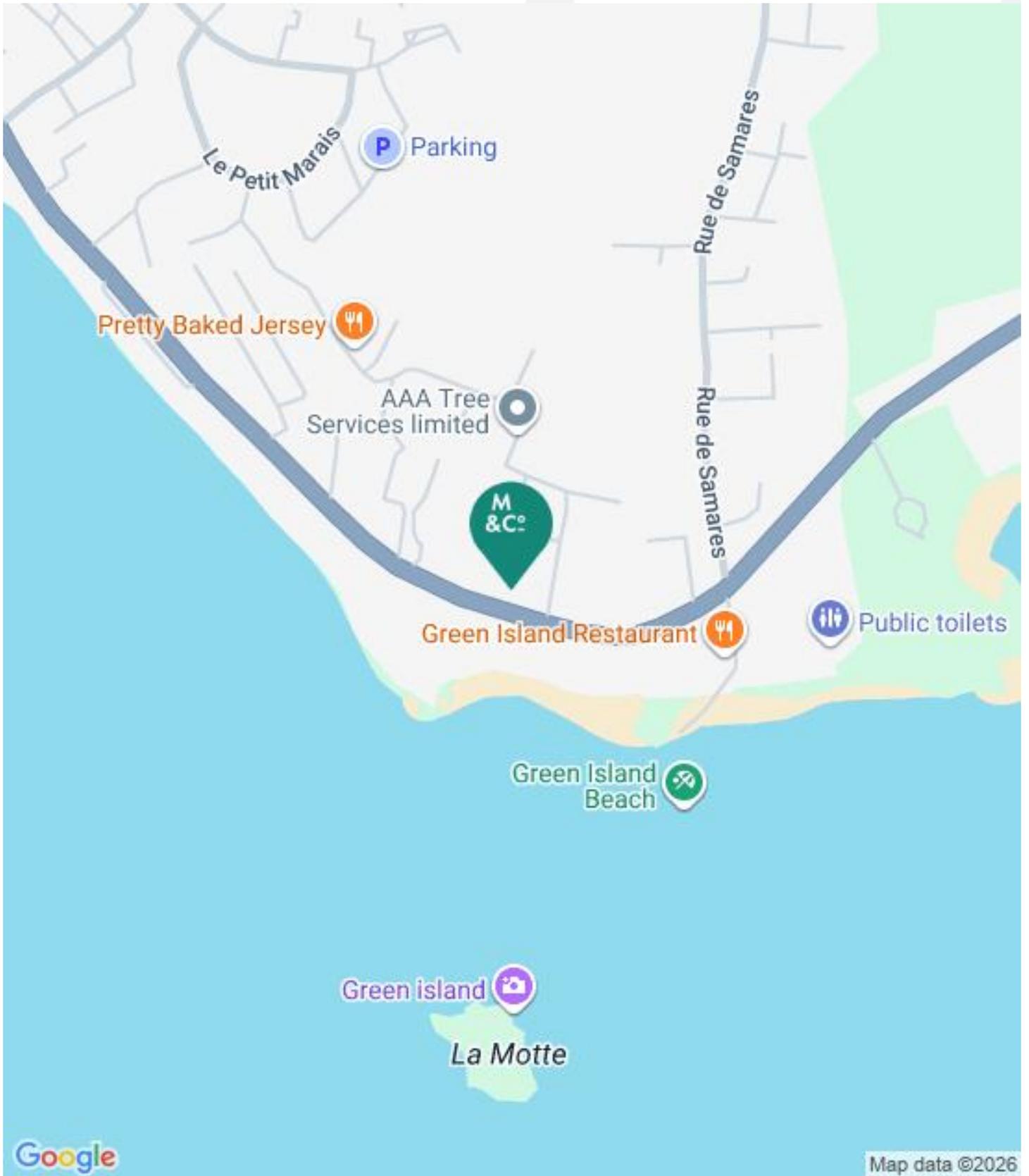




GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.  
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.  
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