Maillard &Co

For Sale

# £ 479,000

1 Apartments de Ville, La Pouquelaye

"A modern 2 double en suite bedrooms with garden and balcony"

| 2 | 1 | 2 |
|---|---|---|
| Bedrooms | Receptions | Bathrooms |

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# Property features

- Balcony and Garden
- Secure Undercover Parking
- 2 bedrooms both en suite
- Immaculate Modern Interior
- Age Restricted - Over 55's

# Property details

This modern, purpose built apartment is located in the De Ville development, quietly situated within walking distance of town and local amenities.

Situated on the ground floor, the immaculately presented accommodation comprises an open plan kitchen/dining/sitting room with access to a private balcony with exclusive lower garden area, making an idea space to relax and unwind. There are two double bedrooms with fitted wardrobes, the primary bedroom benefitting from a contemporary en-suite shower room and a "Jack and Jill" en-suite/house bathroom serves the second bedroom and guests.

Externally, there is a communal garden with seating, designated and secure undercover parking for one car plus visitor parking.

For those looking for stress free apartment living in a quiet block, this property is not to be missed.

Restricted over 55's. Service charge £257.50 per month to include, water rates, sinking fund, building insurance, company management fee and communal maintenance. Mains water and drains. Electric heating. No restrictions on pets. Flying Freehold.

A modern 2 double en suite bedrooms with garden and balcony

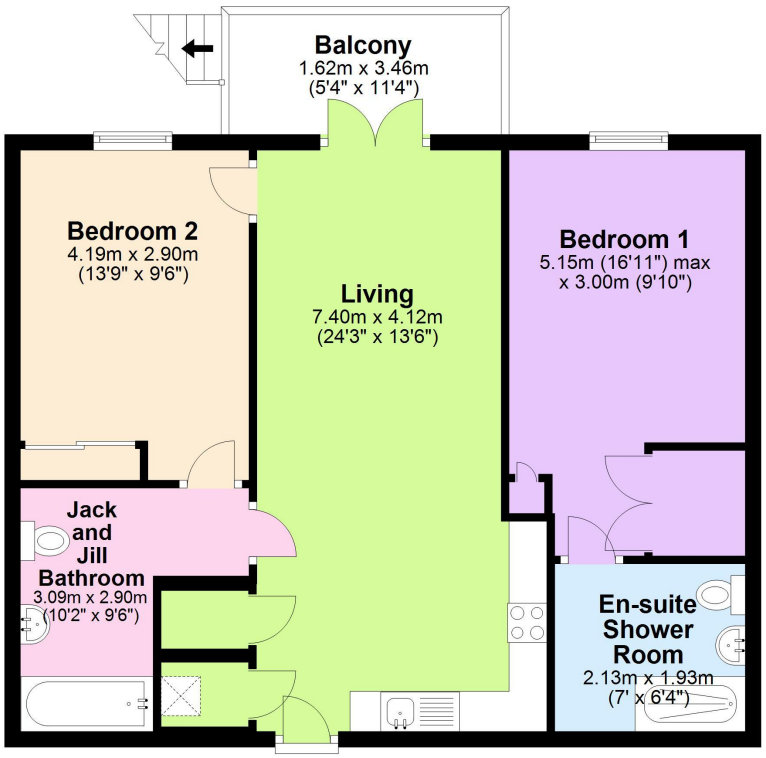
## Disclaimer

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

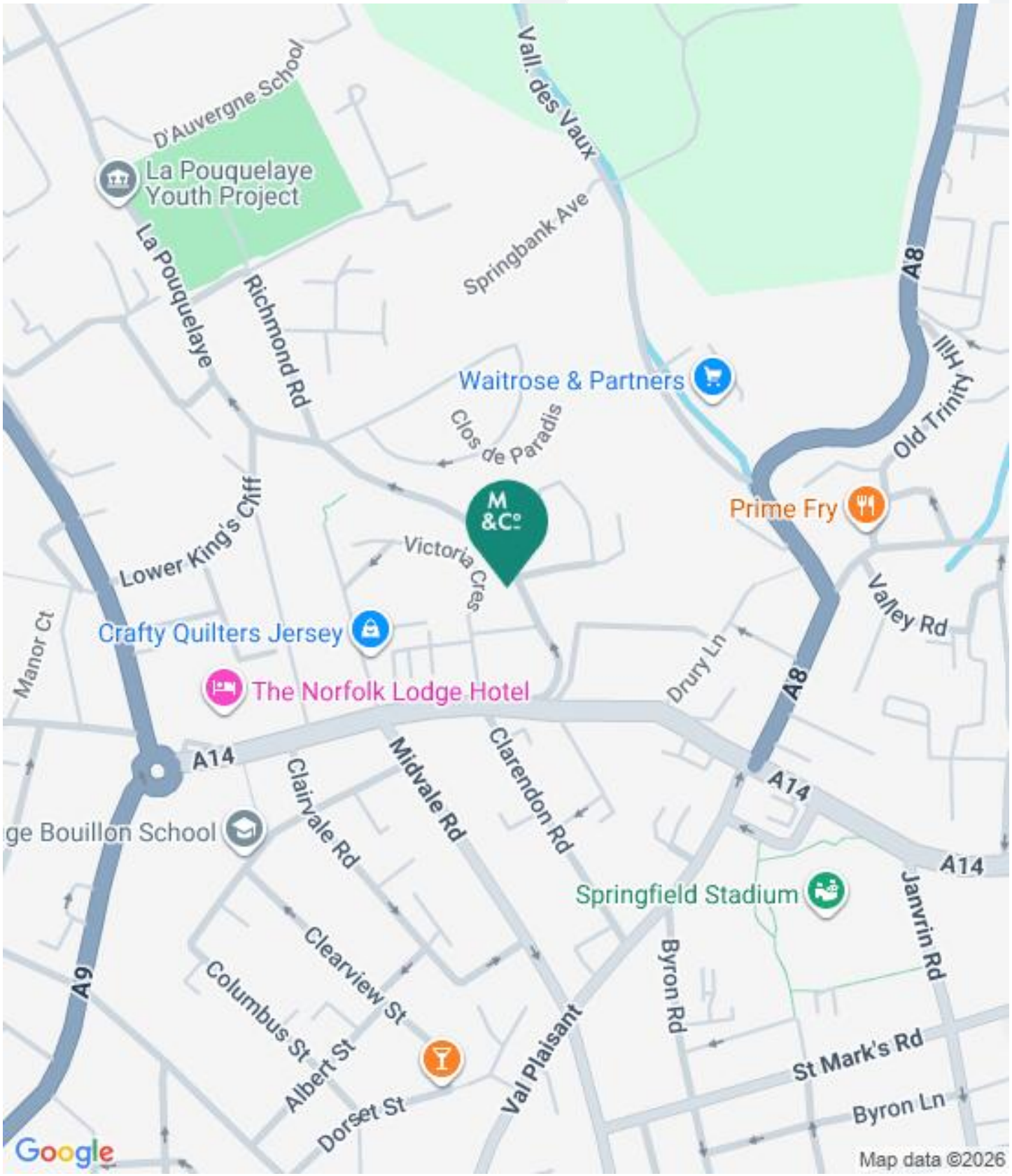
# First Floor

Approx. 68.0 sq. metres (731.8 sq. feet)




Total area: approx. 68.0 sq. metres (731.8 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.
Plan produced using PlanUp.


D'Auvergne School
La Pouquelaye Youth Project
La Pouquelaye
Richmond Rd
Vall. des Vaux
Springbank Ave
A8
Old Trinity Hill
Waitrose & Partners
Clos de Paradis
M &C°
Prime Fry
Lower King's Cliff
Victoria Cres
Valley Rd
Manor Ct
Crafty Quilters Jersey
The Norfolk Lodge Hotel
Drury Ln
A14
Midvale Rd
Clarendon Rd
Clairvale Rd
ge Bouillon School
Springfield Stadium
Janvrin Rd
Clearview St
Columbus St
Albert St
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