



Maillard  
& Co

£ 539,000

1 Apartments de Ville, La Pouquelaye

For Sale



“Modern Garden Apartment for the Over 55's”

2

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

Age Restricted - Over 55's

Immaculate Modern Interior

Balcony and Garden

Secure Undercover Parking



## Property details

This modern, over 55's purpose built apartment is located in the De Ville development, quietly situated within walking distance of town and local amenities.

Situated on the first 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.

Modern Garden Apartment for the Over 55's

## 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.



















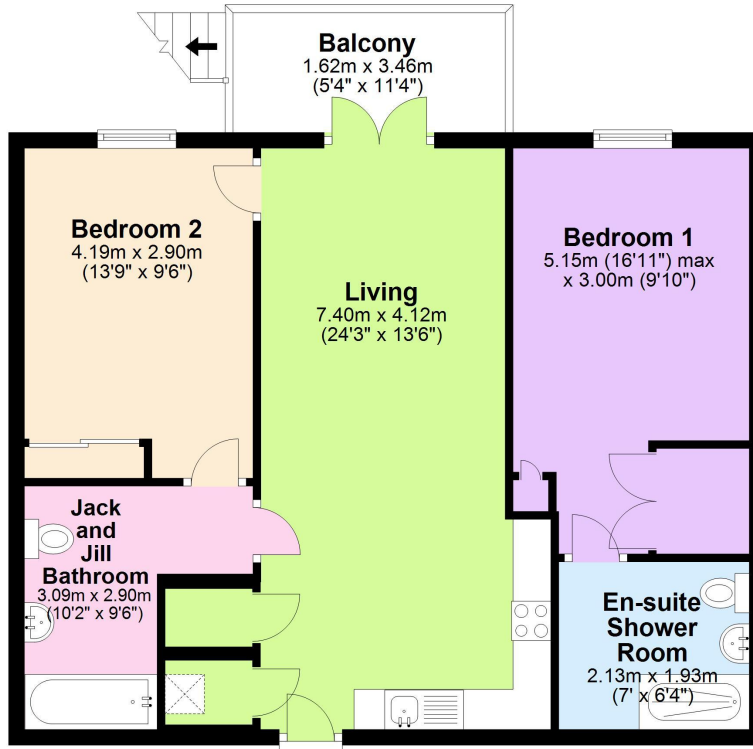






## First Floor

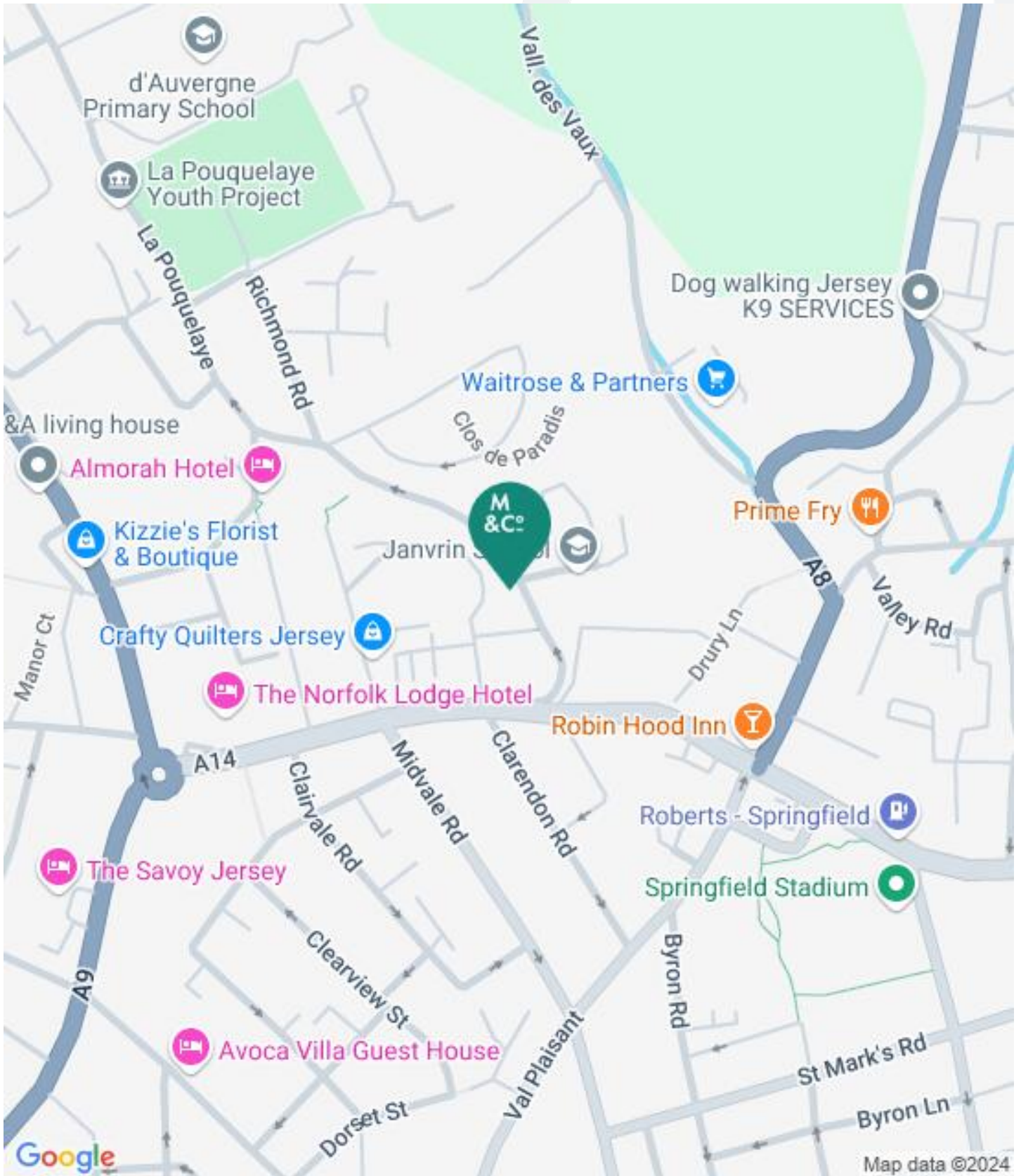
Approx. 68.0 sq. metres (731.8 sq. feet)



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 firm's 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.







Kate Warren

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