



Maillard  
& Co

£ 549,000

2 Le Vallon Court, La Rue du Maupertuis

For Sale



“Bright and Spacious Duplex Apartment on Quiet  
Country Lane”

2

|  
Bedrooms

2

|  
Receptions

1

|  
Bathrooms

For Sale

## Property features

Exceptionally Spacious

Communal Garden

Allocated Parking for One

Gentle Update Desirable



## Property details

Quietly situated off Rue du Maupertuis and occupying the top two floors of a small block, this versatile apartment benefits from lovely rural views over the neighbouring fields and offers exceptional space with 1168 sq ft of living accommodation.

The apartment benefits from a recently installed modern kitchen providing a large fitted breakfast bar with ample seating for casual dining and entertaining. Adjoining the kitchen is a cosy snug which could be adapted to provide an additional bedroom if required. Across the hall way is the second double bedroom, serviced by the shower room and upstairs you will find the main bedroom. The living room is extremely spacious with three large velux windows allowing the natural light to flood in.

Externally, the communal garden attracts the sunshine and is shared with just one other apartment.

Parking is provided for one car in an allocated space.

Service charge £25 per month to cover building insurance. Mains drains and water. Flying Freehold.

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## 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.

















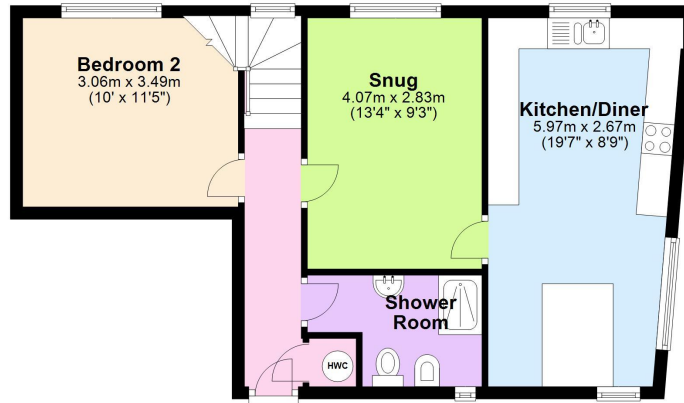






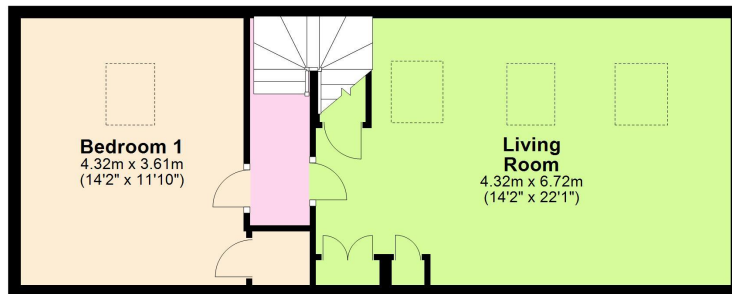
### First Floor

Approx. 58.9 sq. metres (634.4 sq. feet)



### First Floor

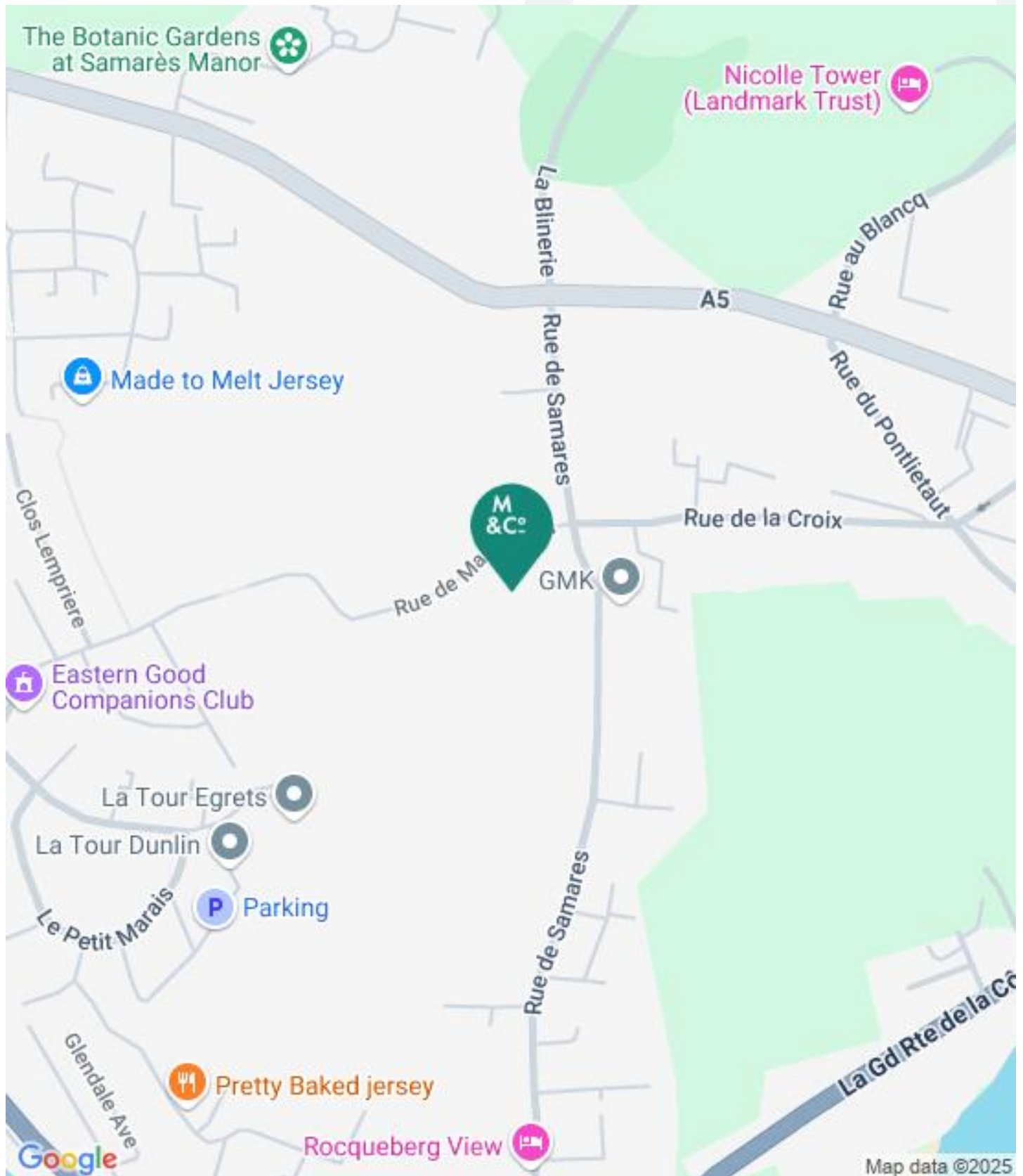
Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 108.6 sq. metres (1168.6 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.







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