



Maillard  
& Co

£ 535,000

Metropol Central, Roseville Street

For Sale



“Immaculate end of the block, two bedroom, two bathroom apartment with parking and balcony.”

2

|  
Bedrooms

1

|  
Receptions

2

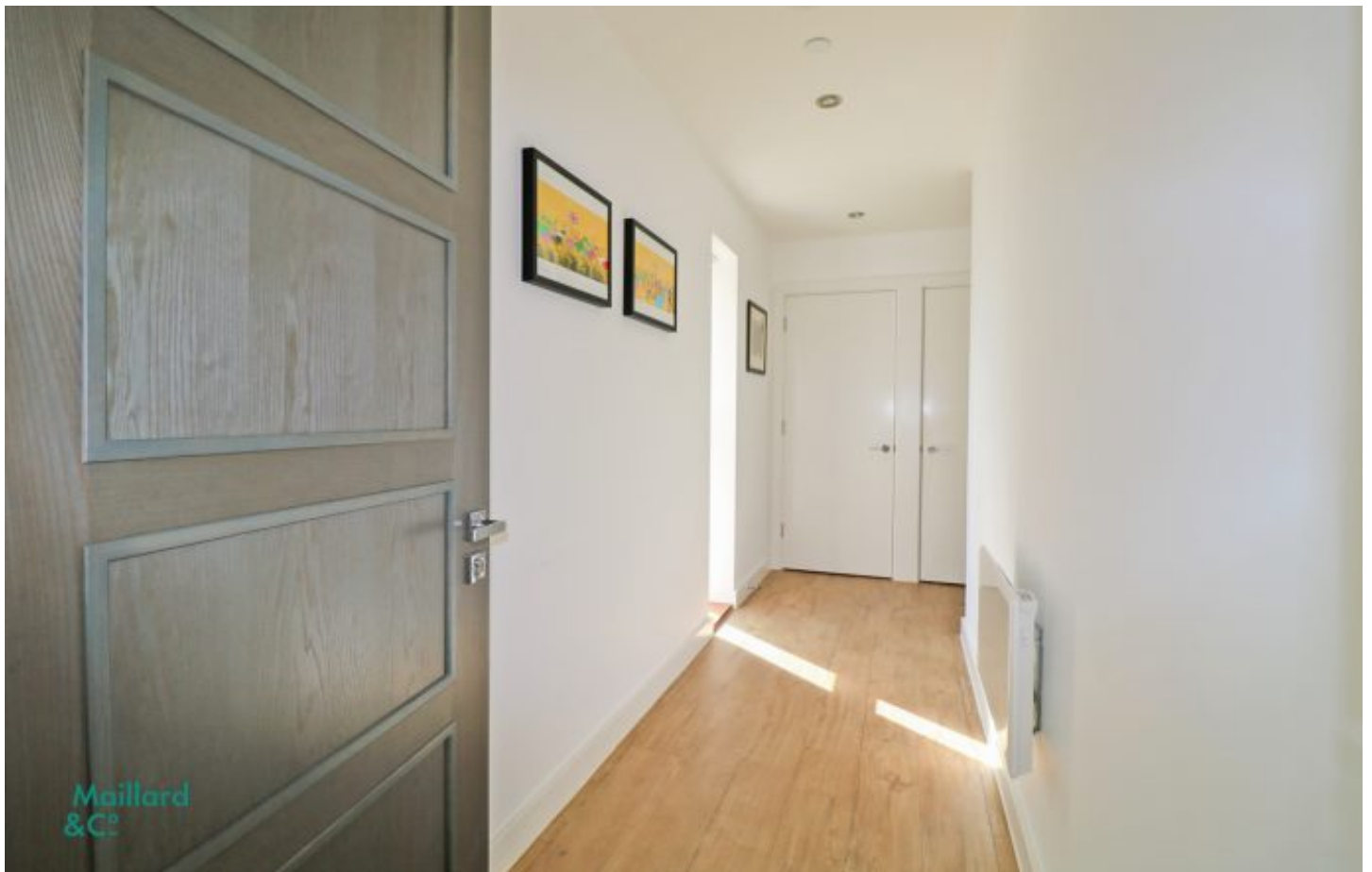
|  
Bathrooms

For Sale

## Property features

Bright and Spacious  
Modern Development

Secure Underground Parking  
Purpose Built Block



## Property details

Sitting on the first floor of the central block of the popular Metropol Apartments and positioned at the far end of the block therefore benefitting from no adjoining neighbours on three sides, this modern and spacious apartment is perfectly located for the beach at Havre des Pas and within a 5 minute walk to the centre of town.

This particular apartment uniquely boasts windows on all three external walls which flood the apartment with natural light throughout the day. A further benefit is a spacious entrance hall, useful for storage, a utility cupboard and additional storage cupboard. As you step further into the home you will find a bright and airy open plan kitchen and living room which leads out to a great sized west facing balcony.

The primary bedroom is fitted with a double wardrobe and features a contemporary ensuite shower room with window for ventilation. The second bedroom, currently kitted out as an office with a murphy style double pull down bed, also has a double fitted wardrobe and is serviced by the neighbouring house bathroom.

Externally there is one underground allocated parking space, secure visitor parking and exceptionally well maintained communal gardens.

### Additional Information

Quarterly service charge of approximately £800.00 for the apartment and parking space. This covers sinking fund, building insurance, company management, water and parish rates. Mains drains and water. Share Transfer.

Immaculate end of the block, two bedroom, two bathroom apartment with parking 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.

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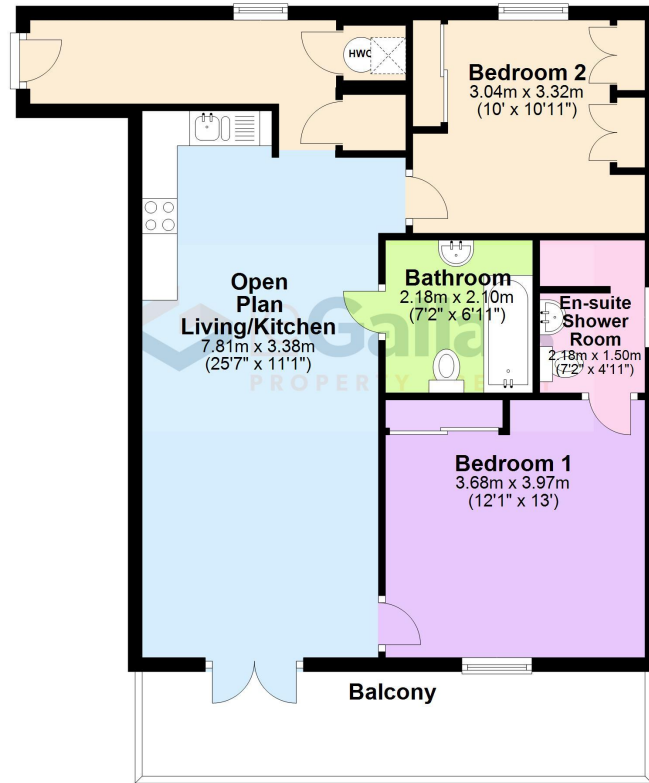






## First Floor

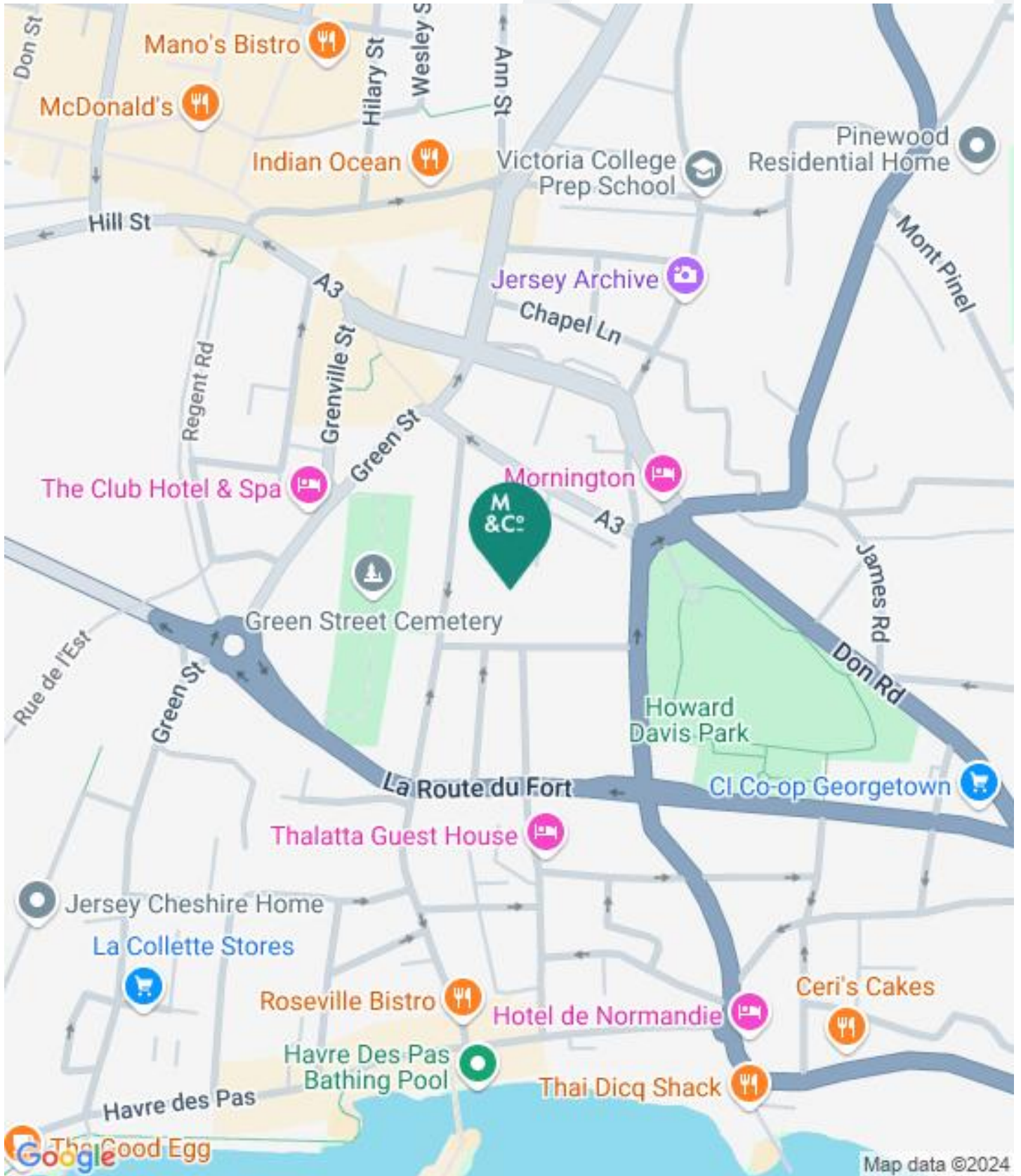
Approx. 69.7 sq. metres (749.8 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 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.







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