



Maillard  
& Co

£ 735,000

Oak Court, East of Island

For Sale



“This deceptively spacious two bedroom apartment with lift access has been refurbished and is part of an older building which has recently undergone significant refurbishment and improvement. Sea views to the distant French coast.”

2

Bedrooms

1

Receptions

2

Bathrooms

For Sale

## Property features

Second floor purpose-built apartment

Spacious eat-in kitchen

Garage + covered parking

Large living room with balcony

2 Bedrooms, one en-suite

## Property details

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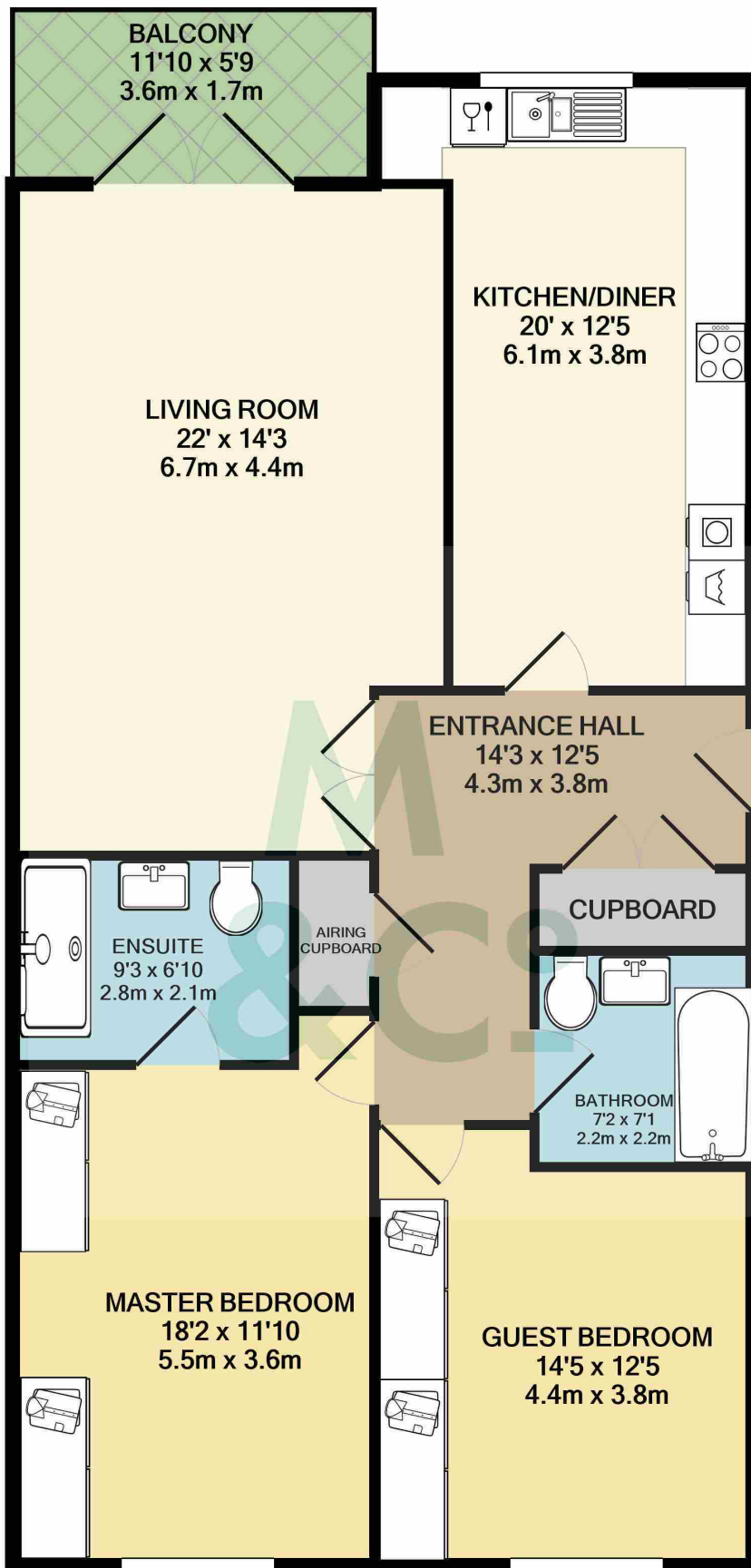
This stunning second floor apartment is beautifully presented with modern bathroom suites and a large eat-in kitchen. To the rear of the building there are beautiful communal gardens and the living room has a balcony commanding to the distant coastline of France.

The property has undergone refurbishment in recent years by the current owner, including replacement of both bathrooms, re-wiring and replacement of the central heating boiler. The accommodation comprises a spacious living room and kitchen/diner, (both with views over the surrounding countryside) a master bedroom with en-suite, guest bedroom and house bathroom. The property has an integral garage and store room plus covered parking. Service charge £897-37 per quarter.

## 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.

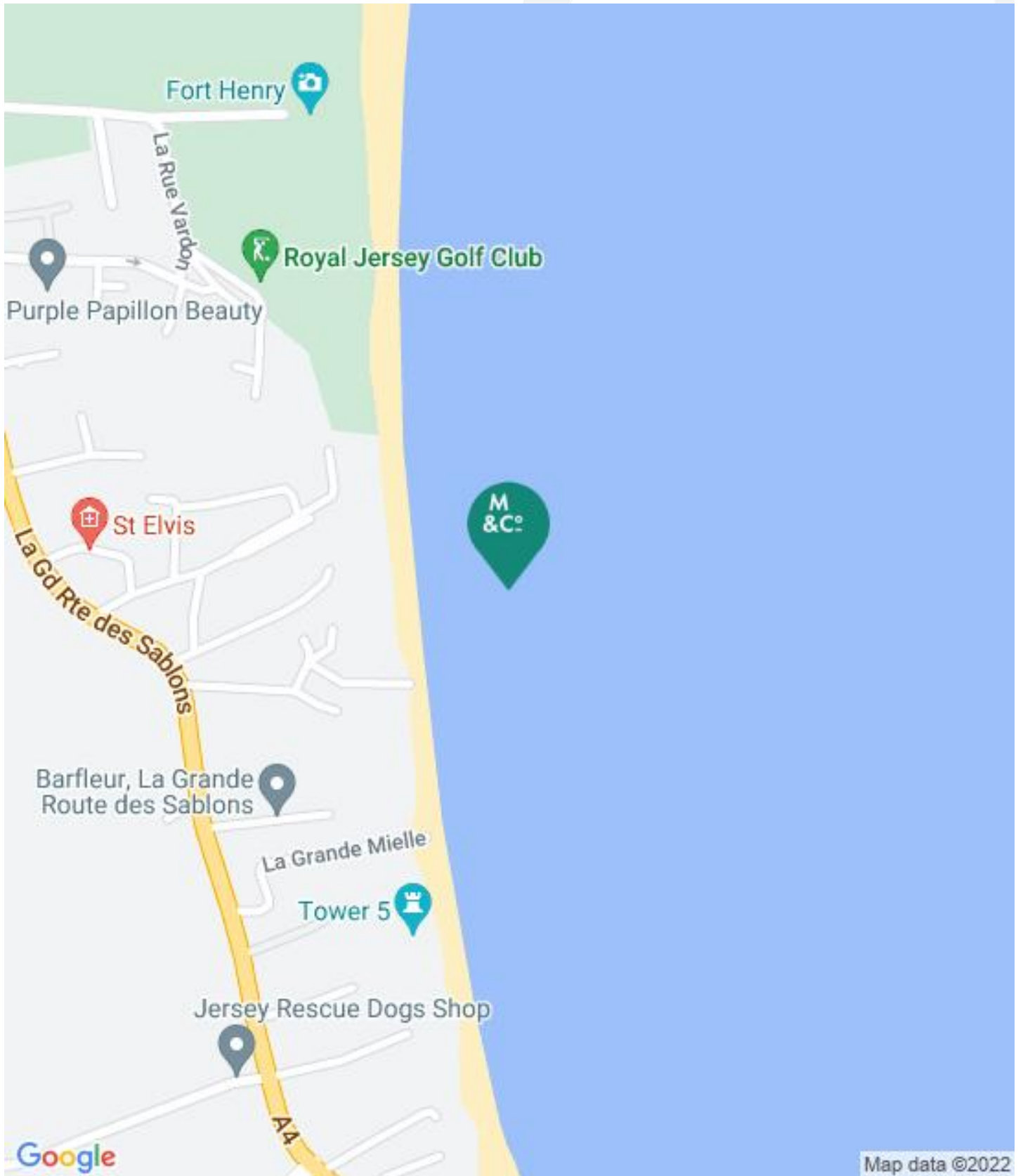
Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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