

5 Les Ozouets Lodge

Les Ozouets Road - St Peter Port - GY1 2UA

Price £360,000



REF: 1677

TRP: N/A



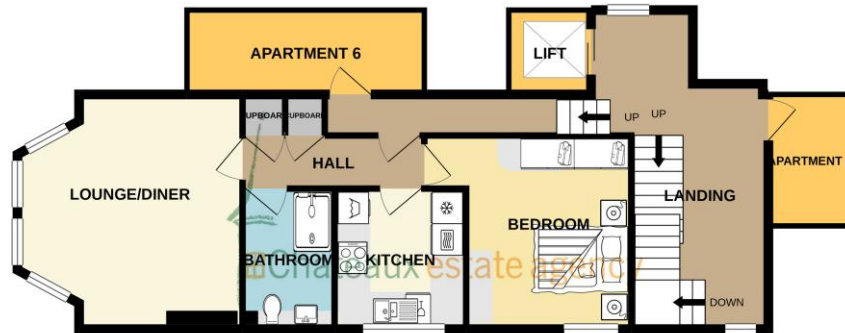
- A one bedroom first floor apartment available on a 'lifetime enjoyment' lease.
- Purpose built & designed to offer an independent lifestyle to the over 60's.
- Comprises shared entrance lobby, lounge/diner, kitchen, bathroom & double bedroom.
- Located within a 5 minute drive of the centre of St Peter Port & on a main bus route.
- Allocated parking space plus the use of the communal gardens.
- Perry's Guide - Page 16 C3





A one bedroom apartment situated in one of the smaller developments that are designed for the over 60's called "Les Ozouets Lodge". This is a site that comprises of 2 bungalows & 8 apartments (one open market). The property is a converted hotel with a lift and well laid out gardens and conveniently within a 5 minute drive of the centre of St Peter Port. Also located on a main bus route. This property is situated on the first floor and offers a double bedroom, bathroom, lounge/diner and kitchen. Outside you have an allocated parking space and communal grounds to enjoy. To view please call the team at Chateaux on 244544.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropex ©2021

ENTRANCE HALL, LIFT & STAIRCASE

Communal entrance with lift and stairs to all floors.

FIRST FLOOR LANDING

With doors off to apartments 4, 5 & 6.

ENTRANCE HALL 3.3m (10'10") x 0.9m (2'11")

With doors off to all rooms along with cylinder/airing and storage cupboards. Door entry phone.

LOUNGE/DINER 4.2m (13'9") Into Bay x 4.35m (14'3")

Well proportioned room with splayed bay window to front.

SHOWER ROOM 2.6m (8'6") x 1.7m (5'7")

Fully tiled and fitted with a modern 3 piece suite in white comprising of walk in shower, wash hand basin and WC set in vanity unit, a mirror door medicine cabinet and heated towel rail complete this room.

KITCHEN 2.6m (8'6") x 2.35m (7'9")

Modern kitchen fitted with a range of wall & base units in white with Silestone worktops over. Neff integrated appliances include oven, combi microwave oven, ceramic hob with stainless steel extractor over and slimline dishwasher, Hotpoint fridge/freezer and washer/dryer, again both integrated. Window to side.

BEDROOM 3.65m (12'0") x 3.05m (10'0")

Double bedroom with a 4 door run of fitted wardrobes and end cupboard in gloss cream, matching chest and bedside cabinets. Window to side.

EXTERIOR

Large communal gardens to rear, allocated parking space and visitor parking.

SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Fibre.

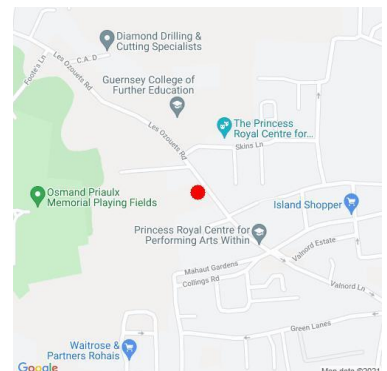
PRICE INCLUDES: Light Fittings and Listed Appliances.

LISTED APPLIANCES: Neff integrated appliances include oven, combi microwave oven, ceramic hob with stainless steel extractor over and slimline dishwasher, Hotpoint fridge/freezer and washer/dryer.

SERVICE CHARGE: £400pcm

The service charge includes full management of the grounds and buildings, building insurance, communal repairs, maintenance and cleaning, gardening charge and lighting of the external and communal areas, refuse, tax and water rates. (Personal care, internal decoration and electricity costs are the responsibility of the residents)

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.



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