

8 Les Ozouets Lodge

Les Ozouets Road - St Peter Port - GY1 2UA

Price £450,000



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REF: 1678

TRP: N/A



- A Local Market, two bedroom second floor apartment available on a 'lifetime enjoyment' lease.
- Purpose built & designed to offer an independent lifestyle to the over 60's.
- Comprises entrance hall, two bedrooms, lounge/diner, kitchen, bathroom and en suite shower room.
- Located within a 5 minute drive of the centre of St Peter Port & on a main bus route.
- Allocated parking space plus visitor parking and the use of the communal gardens.
- Perry's Guide - Page 16 C3







SECOND 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.
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This recently refurbished two bedroom Local Market apartment is 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. 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 on the second floor with rooftop views and offers a generous master bedroom with new ensuite shower room, a good single bedroom, new bathroom, large lounge/diner and a well appointed kitchen. Outside you have an allocated parking space and communal grounds to enjoy. To view please call the team at Chateaux on 244544.

ENTRANCE HALL LIFT & STAIRS

Communal entrance with lift and stairs to all floors.

SECOND FLOOR LANDING

With doors off to apartments 7 & 8. Six stairs up to:

ENTRANCE HALL 3.3m (10'10") x 1.1m (3'7")

`L` shaped entrance hall with doors off to bedroom 2, electric/storage cupboard, master bedroom, bathroom, kitchen and lounge. Door entry phone. Dimplex heater.

BEDROOM 2 3.15m (10'4") Into Eaves x 2.95m (9'8") Plus Recess

Good single/compact double bedroom with built in wardrobe. Window to side. Dimplex heater.

MASTER BEDROOM 5m (16'5") x 4.3m (14'1") Into Eaves

Generous master bedroom with lovely feature arched window to front offering roof top views to the North. Fitted with a 6 door run of wardrobes, large and medium chests matching dressing table and bedside cabinets. Dimplex night storage heater.

EN-SUITE SHOWER ROOM 2.75m (9'0") Into Eaves x 2.4m (7'10")

Fully tiled and newly fitted shower room comprising good shower cubicle, wash hand basin set on vanity unit and WC. Mirror door medicine cabinet and heated towel rail. Window to side.

BATHROOM 2m (6'7") x 1.7m (5'7")

Newly fitted bathroom with a 3 piece suite in white including bath, wash hand basin set on vanity unit and WC. Mirror door medicine cabinet and heated towel rail.

KITCHEN 3.6m (11'10") x 2.7m (8'10")

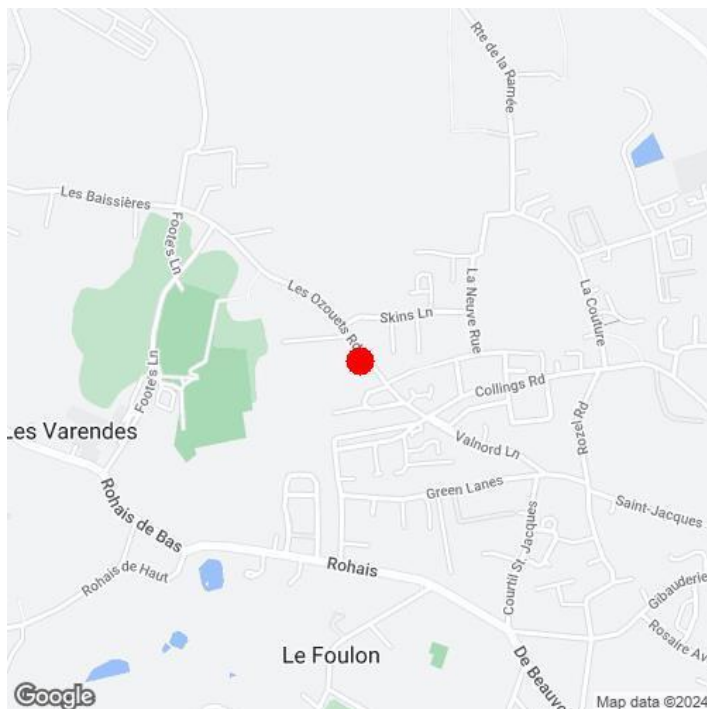
Fully fitted with a range of wall & base units in gloss cream with contrasting laminate worktops over both complimented with glass splashbacks. Neff integrated appliances include oven, microwave/grill, ceramic hob with extractor hood over, fridge/freezer, slimline dishwasher and washer/dryer. Velux window to front. Electric heater.

LOUNGE/DINER 5.85m (19'2") Into Eaves x 4.75m (15'7")

Good living/dining space again offering rooftop views from the captains window to front and garden views from the rear dormer window. Dimplex night storage heater.

EXTERIOR

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



SERVICES: Electricity, Water, Drainage

PRICE INCLUDES: Carpets, Curtains, Light Fittings and Listed Appliances.

LISTED APPLIANCES: Neff integrated appliances include oven, microwave/grill, ceramic hob with extractor hood over, fridge/freezer, slimline dishwasher and washer/dryer

MONTHLY SERVICE CHARGE: £380

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)

WHAT3WORDS: strut.bathrooms.hotel

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