

# Apartment 10ST Richmond Court

Bulwer Avenue - St Sampson - GY2 4JS

Price £975,000



REF: 2201

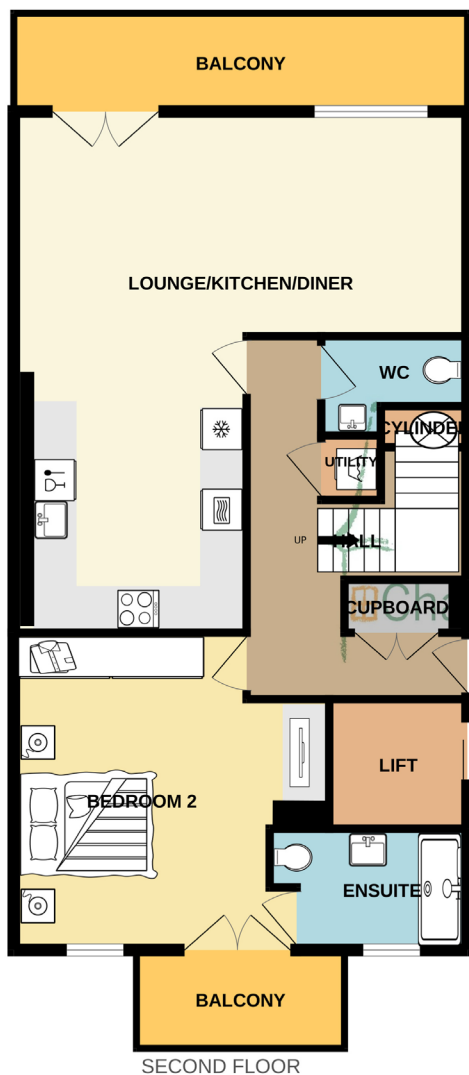
TRP: N/A



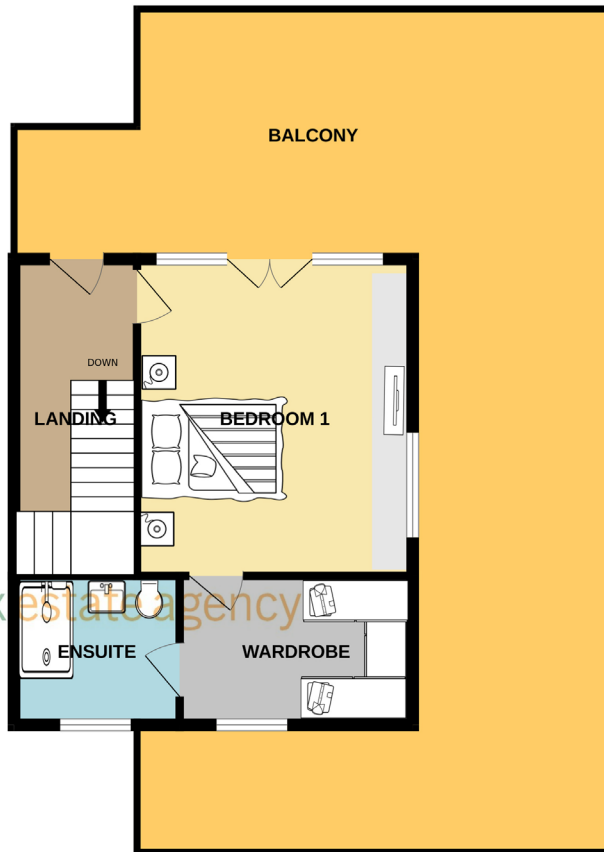
- A 2nd & 3rd floor open/local market apartment, on a 'lifetime enjoyment' lease.
- Part of a purpose built development designed to offer an independent lifestyle to the over 60's.
- Ideally situated with balconies overlooking the neighbouring Islands of Sark and Jersey.
- Two ensuite double bedrooms, lounge/diner, contemporary kitchen & stylish bathrooms.
- Allocated garage & the use of communal gardens, function room and outside swimming pool & spa.
- Perry's Guide - Page 11 E4







SECOND FLOOR



THIRD 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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### COMMUNAL ENTRANCE & LIFT

On the approach to the entrance door there is a bin store together with individual post boxes for each apartment. The main door is accessed using a secure entry code providing access into the spacious communal hall with lift and staircase.

### APARTMENT 10ST

#### HALL 5m (16'5") x 1.2m (3'11") Max

With doors to all rooms on this level and a large storage cupboard, ideal for coats, shoes etc. Staircase to upper level. Door entry video phone.

#### LOUNGE/DINER 6.43m (21'1") x 3.66m (12'0") Max

With window and patio doors opening out onto South-East facing balcony with views towards Sark and Jersey. Open plan to Kitchen.

#### KITCHEN 3.65m (12'0") x 3.1m (10'2")

Newly fitted with a comprehensive layout of floor and wall units together with quality appliances and worktops. Open plan to Lounge/Diner.

#### BEDROOM 2 4.5m (14'9") x 3.65m (12'0")

Double bedroom with range of fully fitted bedroom furniture and recess for drawer units with provision for TV over. Patio doors out on to west facing balcony. Door to ensuite.

#### ENSUITE 2.7m (8'10") Max x 1.7m (5'7")

3 piece shower room with fully tiled walls and floors. Window to rear and heated towel rail.

#### CLOAKS 1.9m (6'3") x 1.2m (3'11")

With WC and wash hand basin. Access to area understairs housing hot water cylinder.

#### UTILITY CUPBOARD

With stacking washer and dryer.

### UPPER LEVEL

#### LANDING 4.5m (14'9") x 1.7m (5'7")

Staircase for below onto landing with door out to balcony and door to bedroom 1.

#### BEDROOM 1 4.5m (14'9") x 3.9m (12'10")

Double bedroom with range of fully fitted drawer units with provision for TV over. Patio doors and windows out on to large wrap around balcony. Door to dressing room.

#### DRESSING ROOM 3.3m (10'10") x 2.1m (6'11")

Fully fitted out dressing room providing ample clothes storage. Window to rear and door to ensuite.

#### ENSUITE 2.3m (7'7") x 2.15m (7'1")

Newly fitted out shower room with fully tiled walls and under floor heating. Window to rear.

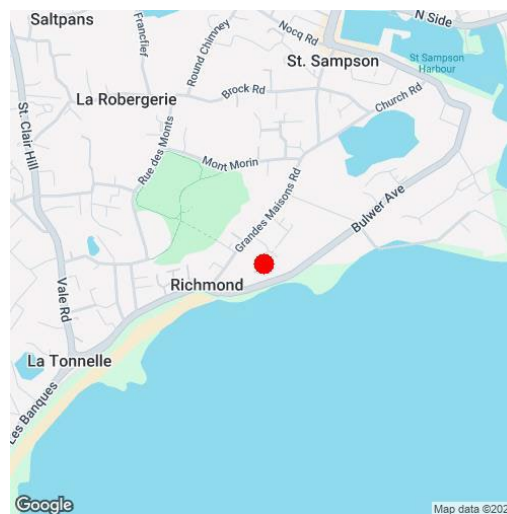
#### WRAP AROUND BALCONY

Wrap round balcony boasting some 600 sq ft with fabulous views. Access to main bedroom and staircase to lower level.

#### SINGLE GARAGE

The parking for this property is in it's own garage.

Available for occupation by either established Open Market residents who have lived in Open Market accommodation for at least 10 years or Local market residents."Apartment 10ST" is a spacious second and third floor apartment with the benefit of a lift to the second floor, is situated overlooking the neighbouring Islands and forms part of the purpose built development `Richmond Court`, designed to give residents aged 60 and over an independent lifestyle whilst residing in the comfort of a secure environment, available on a lifetime lease. The accommodation is in the process of a full refurbishment including new kitchen, bathrooms, bedroom furniture etc and will be immaculately presented, with a spacious lounge/diner with double doors to the balcony with stunning views of Sark and Jersey, which is open plan to fully equipped and beautifully fitted contemporary kitchen. In addition on this level is a double bedroom with ensuite shower room, cloaks and utility cupboard together with a staircase to the upper level. On the upper level you can gain access to the large wrap around balcony and principal suite comprising bedroom, dressing room and ensuite. These apartments are designed to give residents the luxury and reassurance of peaceful accommodation with like-minded neighbours. The residents also benefit from use of the outdoor heated swimming pool, spa and function room/hall perfect for birthdays, large family gatherings etc. There is a monthly service charge which includes full management of the grounds and buildings, building insurance, communal repairs, maintenance and cleaning, lighting of the external and communal areas, TRP, occupier/refuse rates and water rates. (Personal care, internal decoration and electricity costs are the responsibility of the residents) There is also the further benefit of a single garage, several visitor spaces and the use of communal garden areas. To view this stunning apartment please call Chateaux on 244544 today.



**SERVICES:** Electric Supply Type: Mains Supply, Gas Supply Type: None, Water Supply Type: Mains Supply, Sewerage Supply Type: Mains Supply, Telephone Supply Type: Unknown, Broadband Supply Type: Unknown

**SERVICE CHARGE:** 432 pcm.

The service charge includes full management of the grounds and buildings, building insurance, communal repairs, maintenance and cleaning including swimming pool, spa and lifts and lighting of the external and communal areas, TRP, occupier/refuse rates and water rates. (Personal care, internal decoration and electricity costs are the responsibility of the residents)

**LISTED APPLIANCES:** Tbc.

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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