

1 La Chaumiere

Rue Piette - Castel - GY5 7AD

Price £475,000



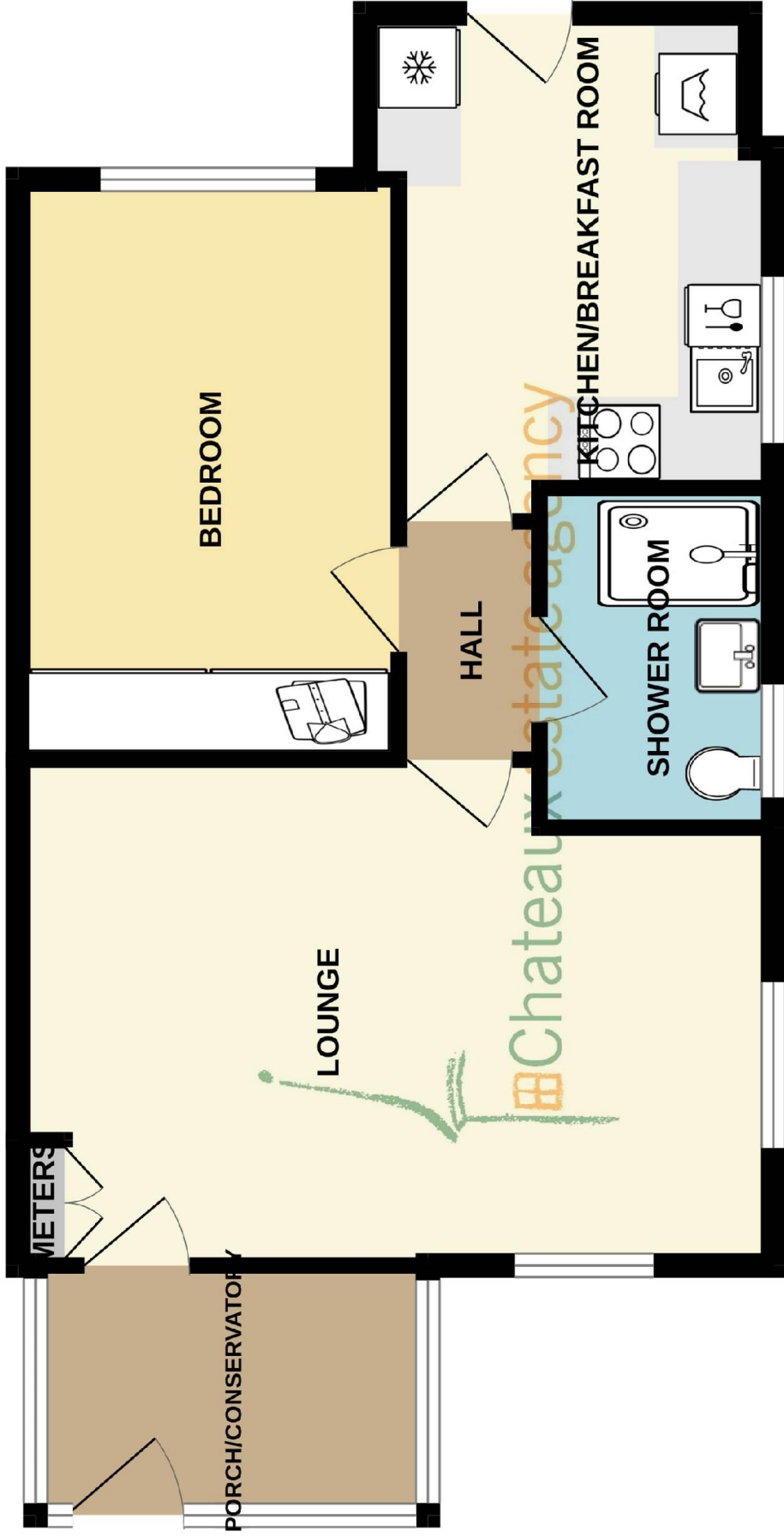
REF: **2231**

TRP: **Tba**



- Spacious 1 bed detached bungalow on a 'Lifetime enjoyment' lease.
- Purpose built development designed for over 60's.
- Currently under a full refurbishment programme.
- Lounge/diner, double bedroom, shower room & kitchen/diner.
- Allocated parking for 1 car, use of communal gardens & community room.
- Perry's Guide - Page 15 H5





GROUND 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 spacious double bedroom detached bungalow, is situated within extensive landscaped grounds and forms part of the purpose built development `La Chaumiere`, designed to give residents aged 60 and over an independent lifestyle whilst residing in the comfort of a secure environment, available on a lifetime enjoyment lease. The accommodation which is currently undergoing a complete refurbishment programme and will comprise of a spacious lounge/diner, good sized bedroom with fitted bedroom furniture, and a brand new fitted kitchen and shower room. These bungalows are designed to give residents the luxury and reassurance of peaceful accommodation with like-minded neighbours. The residents also benefit from use of the community room perfect for birthdays, family gatherings etc, also a regular bus service close to the entrance. There is a monthly service charge which 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, contents insurance and electricity costs are the responsibility of the residents) There is also the further benefit of a patio area to rear, allocated parking space for one, ample visitor spaces and the use of the large communal garden areas within a peaceful and secluded country atmosphere. To view this lovely property which is due for completion Easter 2025 please call Chateaux on 244544 today.

PORCH/CONSERVATORY 2.85m (9'4") x 1.8m (5'11")

Glazed entrance porch with door into lounge/diner.

LOUNGE/DINER 5.45m (17'11") x 3.65m (12'0") Max

Nice size lounge/diner with window to front and side overlooking lawned area. Entrance door from porch and door to hallway. Cupboard housing electric boards.

HALL 1.75m (5'9") x 0.9m (2'11")

With doors to all rooms. Pull down loft ladder to provide access to roof space.

BEDROOM 4.2m (13'9") x 2.65m (8'8")

Double bedroom with fitted bedroom furniture. Window to rear.

SHOWER ROOM 2.45m (8'0") x 1.7m (5'7")

Brand new 3 piece suite comprising of a large shower unit, wash hand basin set in vanity unit and w.c. Heated towel rail. Window to side.

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

Brand new range of fully fitted units including worktops together with fully fitted appliances, including oven, microwave combi oven, fridge/freezer, dishwasher, washer/dryer and Ceramic hob with extractor fan over. Door to rear and window to side. Area for breakfast table.

EXTERNAL

Small patio to rear and allocated parking for one car with ample visitor spaces.

SERVICES: Electric Supply Type: Mains, Water Supply Type: Mains, Sewerage Supply Type: Mains, Telephone Supply Type: Unknown, Broadband Supply Type: Unknown

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.

