

2 Helena Villa

La Chaumiere - La Rue Piette - Castel

Price £395,000



REF: 2295

TRP: Tbc

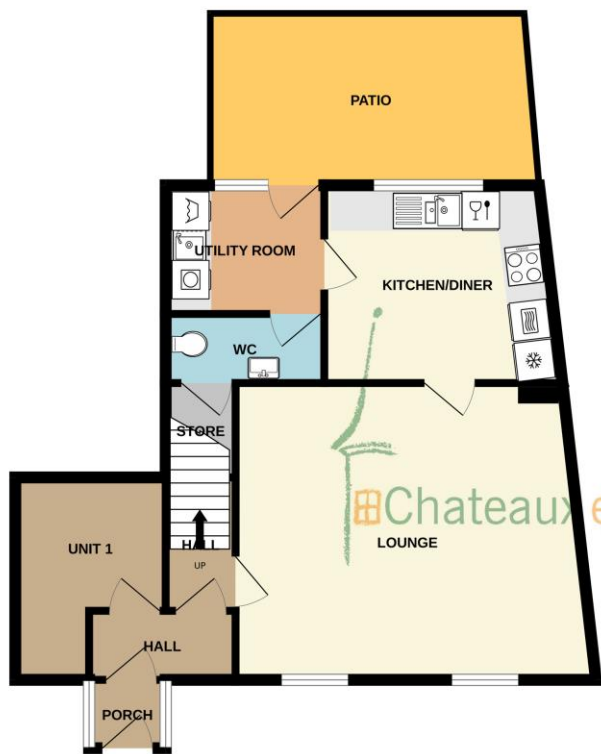


- One double bedroom house available on a `lifetime enjoyment` lease.
- Purpose built development designed to offer an independent lifestyle to the over 60`s.
- Ideally situated within beautifully maintained grounds with a peaceful and secluded atmosphere.
- Lounge, kitchen/diner, utility room and WC on the ground floor.
- Double bedroom & Ensuite bathroom on the first floor.
- Allocated parking & the use of communal gardens and community centre.









GROUND FLOOR



1ST 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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A spacious one double bedroom house that is situated within extensive landscaped grounds and forms part of the purpose built development 'La Chaumière', 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 is well presented and has a spacious lounge, fully equipped kitchen/diner, utility room and a cloakroom to the ground floor. Double bedroom with fitted furniture and 4 piece bathroom on the first floor. These properties 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 centre perfect for birthdays, large family gatherings etc, there is 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, telephone and electricity costs are the responsibility of the residents). There is also the further benefit of an allocated parking space, ample visitor spaces and the use of the large communal garden areas with a peaceful and secluded country atmosphere. To view this lovely property please call Chateaux on 244544 today.

ENTRANCE PORCH

Partly glazed entrance porch provided access to entrance hall.

ENTRANCE HALL

With doors to both units 1 & 2 and cupboard housing incoming electrics.

INNER HALL

Hallway with door to lounge and staircase up to 1st floor.

LOUNGE 5.63m (18'6") Max x 4.49m (14'9")

Large lounge with two windows to front, Electric fire with timber surround. Small cupboard housing fuse board and door to kitchen/diner. 2 Dimplex storage heaters.

KITCHEN/DINER 3.15m (10'4") x 3.05m (10'0")

Fitted with a range of a base and wall units with worktops over incorporating a 1½ bowl stainless steel sink unit and tiled splash backs. The integrated appliances are all Neff and include fridge/freezer, double oven hob with extractor hood and dishwasher. Window to rear. Space for dining table and door to utility.

UTILITY 2.4m (7'10") x 1.95m (6'5")

Fitted base units with worktops over incorporating a single bowl stainless steel sink and tiled splash backs. Appliances include Hotpoint washing machine and tumble dryer. Door and window to rear. Door to WC. Dimplex storage heater.

CLOAKROOM 2.4m (7'10") x 1m (3'3")

With WC and wash hand basin together with heated towel rail. Double doors to understairs storage cupboard.

FIRST FLOOR LANDING

Landing with window to rear and door to bedroom.

BEDROOM 4.6m (15'1") x 4.6m (15'1") Max

Good size double bedroom with windows to front and side. Fitted with a range of bedroom furniture. Door to ensuite bathroom.

ENSUITE BATHROOM 2.7m (8'10") x 2.8m (9'2") Max

Fitted with a 4 piece suite which includes wash hand basin set in vanity unit with mirror over, w.c, separate shower unit and bath. Wall heater and hatch to large loft space. Window to front.

EXTERNAL FRONT

With dedicated parking space and access to several visitor spaces. Path to front porch. Area in front mainly laid to lawn with granite boundary wall to front.

REAR

Communal garden with large patio adjacent to kitchen and utility for dedicated use of this property.



SERVICES: Electricity, Water, Main Drainage.

PRICE INCLUDES: Carpets, Light Fittings and Listed Appliances.

SERVICE CHARGE: £412pcm

WHAT3WORDS: simply.gals.acquits

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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