

# 3 Rivermeade Court

New Road - St Sampson - GY2 4QB

Price £415,000



REF: **2296**

TRP: **Tbc**



- A one bedroom bungalow available on a 'lifetime enjoyment' lease.
- Purpose built & designed to offer an independent lifestyle to the over 60's.
- Comprises entrance hall, double bedroom, shower room, lounge/diner & kitchen.
- Located just off The Bridge providing very easy walking distances to all amenities.
- Private patio area & allocated parking for one car.
- Perry's Guide - Page 11 E3















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 semi detached one bedroom bungalow is situated in one of the smaller developments that are designed for the over 60's called "Rivermeade Court". This site comprises of 8 bungalows and is located just off The Bridge giving anyone a very easy walk to all your amenity needs. This property offers a double bedroom, shower room, lounge/diner and fully fitted kitchen. Outside you have an allocated parking space and a private courtyard garden to enjoy. 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, tax on real property and parish, refuse and water rates. (Personal care, contents insurance, telephone and electricity costs are the responsibility of the residents) To view please call the team at Chateaux on 244544.

#### ENTRANCE HALL

Doors to bathroom, bedroom and lounge/diner. Cupboard housing incoming electrics. Storage heater. Hatch through to roof with pull down ladder housing hot water cylinder and partly floored loft.

#### SHOWER ROOM 2.64m (8'8") x 1.97m (6'6")

Fitted with a 3 piece suite comprising of w.c, walk in shower with sliding doors, vanity unit with wash hand basin and mirror over. Fully tiled walls and window to front.

#### BEDROOM 4.59m (15'1") x 3.65m (12'0")

Good size double bedroom with window to rear and range of fitted bedroom furniture.

#### LOUNGE/DINER 4.6m (15'1") x 3.1m (10'2")

Ample space to relax and dine in with window to front. Dimplex storage heater. Door through to kitchen.

#### KITCHEN 2.88m (9'5") x 2.56m (8'5")

Fitted with a range of floor and wall units in white with contrasting Silestone worktops over incorporating a stainless steel single bowl sink and drainer unit and tiled splash backs. Appliances include Neff fridge/freezer Hotpoint washing machine and tumble dryer, Neff oven and Combi oven together with Neff hob and extractor hood. Door and window to rear providing access to the South facing, enclosed patio garden.

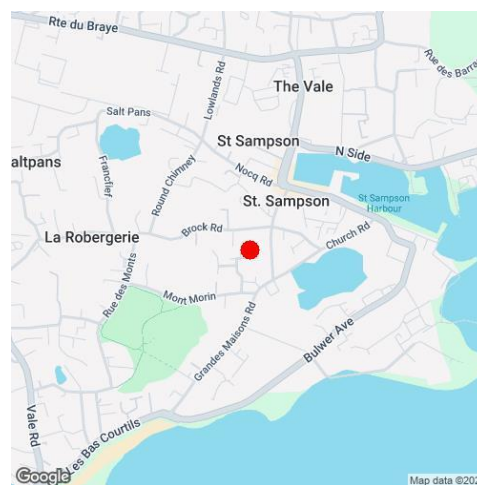
#### EXTERNAL

##### FRONT

To the front is communal gardens nicely laid out with brick paving and lawned garden areas. Dedicated parking space in close proximity together with access to visitor spaces.

##### REAR

Enclosed rear patio garden which is south facing with small timber shed and gate to parking area.



**SERVICES:** Electricity, Water, Main Drainage.

**PRICE INCLUDES:** Floor Coverings, Curtains, Light Fittings and Listed Appliances.

**SERVICE CHARGE:** £210pcm

**WHAT3WORDS:** refrain.careless.cardinal

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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