

Apartment 2G Richmond Court

Bulwer Avenue - St Sampson - GY2 4JS

Price £495,000



REF: **2325**

TRP: **91**



- Double bedroom, ground floor apartment available on `lifetime enjoyment lease`
- Purpose built development designed to offer an independent lifestyle to the over 60`s.
- Ideally situated overlooking Town and Belle Greve Bay.

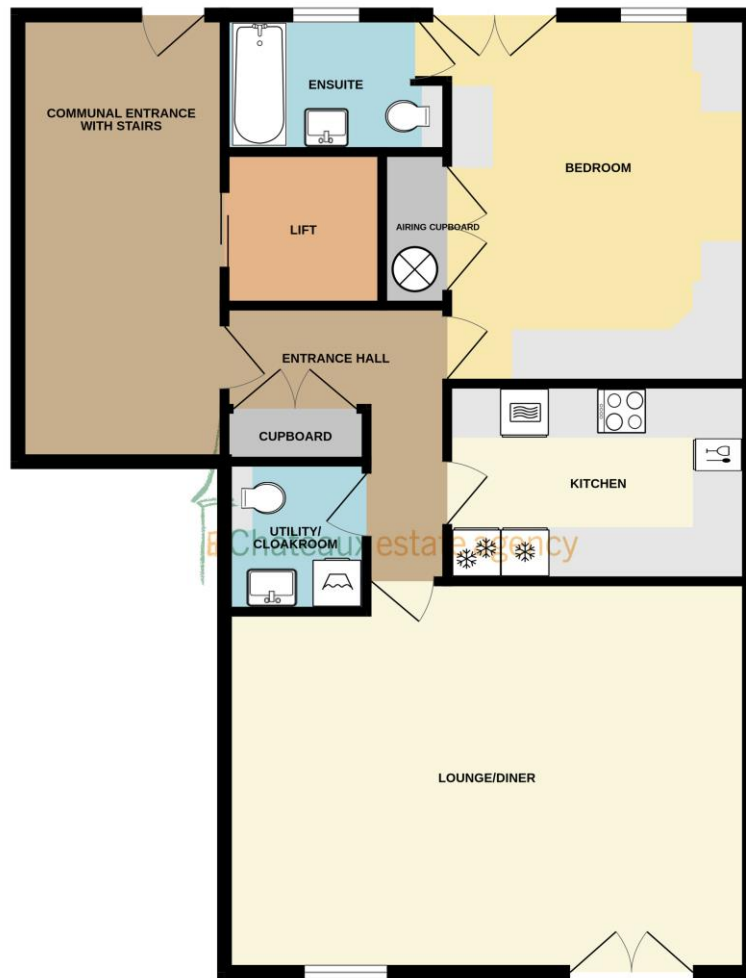
- Double bedroom, lounge/diner with doors to patio, kitchen & ensuite bathroom.
- Allocated parking & the use of communal gardens, function room and outside swimming pool & spa.
- Perry`s Guide - Page 11 E4.







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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ENTRANCE HALL

`L` shaped entrance hall with large cupboard housing electrics and fibre with plenty space for shoes and coats. Doors off to bedroom, kitchen, lounge/diner and cloakroom/utility. Radiator.

BEDROOM 4.5m (14'9") x 4.08m (13'5") Max

Generous fully fitted bedroom with ample storage along with large cylinder/airing cupboard. Window and patio doors to rear. Radiator. Door to ensuite bathroom.

ENSUITE BATHROOM 2.7m (8'10") Max x 1.67m (5'6")

Fitted with a 3 piece suite in white comprising bath with hand held shower attachment over, wash hand basin set on vanity unit and concealed cistern w.c. Window to rear. Heated towel rail.

KITCHEN 3.56m (11'8") x 2.41m (7'11")

Fully fitted kitchen with a range of wall and base units in gloss white with contrasting grey Silestone worktops over. All appliances are Neff and include oven, combi oven, ceramic hob with stainless steel and glass extractor hood over, full height fridge, full height freezer and slimline dishwasher. Open hatch through to lounge/diner.

LOUNGE/DINER 6.41m (21'0") x 4.77m (15'8") Max

Generous size with patio doors and window to front, both taking in views over Town and Belle Greve Bay. 2 radiators.

CLOAKROOM 1.83m (6'0") x 1.63m (5'4")

Fitted with a 2 piece suite in white comprising wash hand basin set on vanity unit and concealed cistern w.c. Cupboard housing Hotpoint washing machine and tumble dryer. Tiled floor and part tiled walls.

EXTERIOR

Good size patio area to front with views over Town. Allocated parking space for one car.

"Apartment 2G" is a spacious ground floor apartment, which 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 immaculately presented and has a spacious lounge/diner with double doors to the patio with stunning views of Town, fully equipped and beautifully fitted contemporary kitchen, cloakroom, double bedroom with fitted robes and double doors to patio area and stylish three piece 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, 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) There is also the further benefit of an allocated parking space, ample visitor spaces and the use of communal garden areas. To view this stunning apartment please call Chateaux on 244544 today.



SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

PRICE INCLUDES: Light Fittings and Listed Appliances. (carpets and blinds available by negotiation)

SERVICE CHARGE: £415pcm.

The service charge includes full management of the grounds and buildings, building insurance, communal repairs, maintenance and cleaning including swimming pool, spa and lifts, 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)

LISTED APPLIANCES: Neff single oven, combi oven, ceramic hob, full height fridge, full height freezer and slimline dishwasher. Hotpoint washing machine & tumble dryer.

WHAT3WORDS: fleet.singled.workshops

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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