

# 3 La Chaumiere

Rue Piette - Castel - GY5 7AD

Price £475,000



REF: 2333

TRP: Tba



- Immaculately presented one bedroom bungalow.
- Available on a 'lifetime enjoyment' lease.
- Popular development offering independent lifestyle to the over 60's.
- Double bedroom, shower room, lounge/diner and a kitchen.
- Allocated parking & the use of communal gardens and community centre.
- Perry's Guide - Page 15 H5





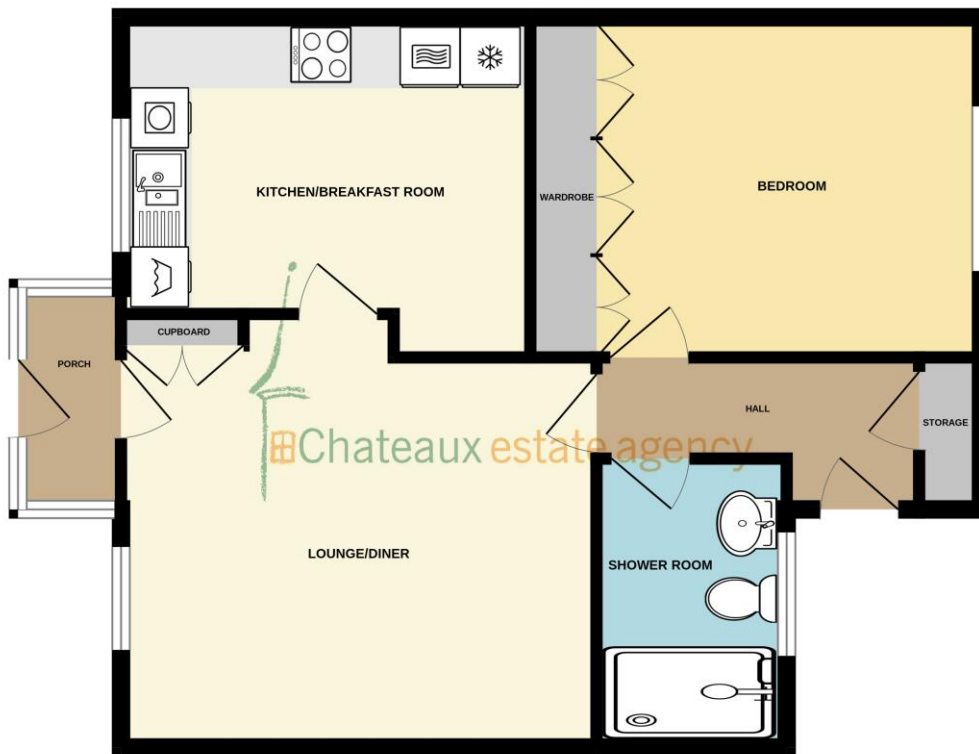








## GROUND FLOOR



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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### ENTRANCE PORCH

Glazed to sides & front with door into lounge.

### LOUNGE 4.63m (15'2") x 4.22m (13'10") Max

Good size lounge with window to front. Doors to hallway and kitchen/diner. Night storage heater.

### KITCHEN/DINER 4.13m (13'7") x 3.08m (10'1")

Fitted with a range of wall and base units in gloss cream with Silestone worktops over incorporating a one and a half bowl sink and drainer unit and tiled splashbacks. Appliances include Neff eye level oven with Neff microwave over, Neff ceramic hob with stainless steel and glass extractor hood over, Hotpoint fridge/freezer, Indesit tumble dryer and Hotpoint washing machine. Window to front.

### HALLWAY

Doors off to bedroom, shower room and rear. Hatch to loft space storage.

### BEDROOM 3.85m (12'8") To Wardrobe x 3.03m (9'11")

Good size double bedroom with a wall of fitted robes, matching chest of drawers and bed side tables. Large window to rear.

### SHOWER ROOM 2.65m (8'8") x 1.67m (5'6")

Fitted with a 3 piece shower suite comprising of a large shower unit, wash hand basin set in vanity unit and W.C. Fully tiled walls and floor. Window to rear. Heated towel rail.

This spacious double bedroom bungalow, 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 immaculately presented and has a spacious lounge, good sized bedroom with fitted furniture, and a modern fitted kitchen/diner 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 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 collection and parish rates, TRP 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 the large communal garden areas with a peaceful and secluded country atmosphere. To view this lovely property please call Chateaux on 244544 today.



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

**SERVICE CHARGE:** £378pcm.

The service charge includes full management of the grounds and buildings, building insurance, communal repairs, gardening charge and lighting of the external and communal areas, refuse collection and parish rates, TRP and water rates. (Personal care, internal decoration and electricity costs are the responsibility of the residents)

**LISTED APPLIANCES:** Neff eye level oven with Neff microwave over, Neff ceramic hob with stainless steel and glass extractor hood over, Hotpoint fridge/freezer, Indesit tumble dryer and Hotpoint washing machine.

**WHAT3WORDS:** blustery.hugger.mats

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.