

Apartment 14G Richmond Court

Bulwer Avenue - St Sampson - GY2 4JS

Price £445,000



REF: **2397**

TRP: **Tbc**

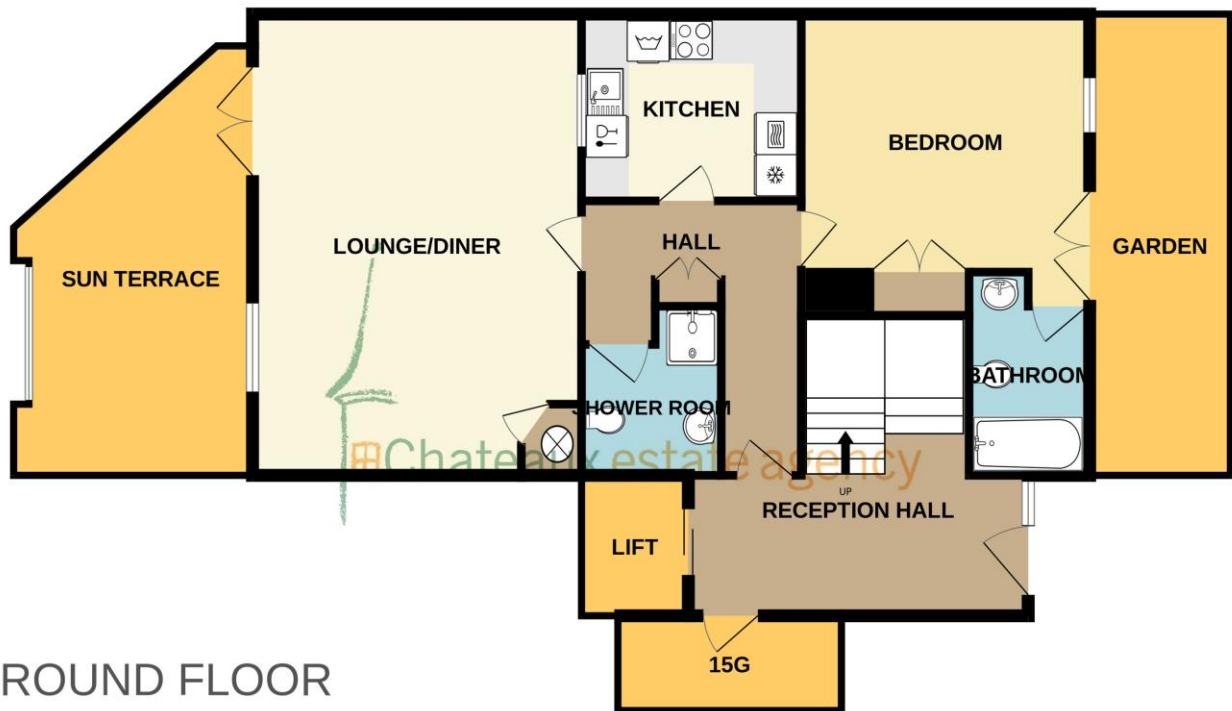


- One double bedroom, ground floor apartment available on a 'lifetime enjoyment' lease.
- Purpose built development designed to offer an independent lifestyle to the over 60's.
- Double bedroom with ensuite bathroom, lounge/diner, contemporary kitchen & shower room.
- Allocated parking & the use of communal 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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"Apartment 14G" is a spacious ground floor apartment, situated overlooking the swimming pool, spa and gardens 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 providing access onto a lawned area and onwards to the pool and spa, fully equipped and beautifully fitted contemporary kitchen, shower room and master double bedroom with fitted robes and double doors to patio area and three piece suite ensuite bathroom. 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.

GROUND FLOOR

On the approach to the entrance door there is a bin store together with individual post boxes for each apartment. The main door is accessed using a secure entry code.

ENTRANCE HALL

Within the entrance hall at ground floor level there is a lift serving all floors together with a staircase, all set in a spacious and attractive entrance.

HALLWAY

L shaped entrance hall with doors to bedroom, shower room, kitchen & lounge/diner. Large storage cupboard housing electrics. Electric radiator.

MASTER BEDROOM 4.01m (13'2") x 3.57m (11'9")

Double bedroom with plentiful fitted furniture. Electric radiator. Window and glazed patio doors to front leading out to patio and gravelled area, door to ensuite bathroom.

ENSUITE BATHROOM 2.25m (7'5") x 1.95m (6'5")

Three piece suite comprising bath with hand held shower attachment, wash hand basin and WC. Heated towel rail. Dimplex wall mounted heater. Extractor fan. Window to front. Fully tiled walls.

KITCHEN 3.05m (10'0") x 2.61m (8'7")

Range of fully fitted kitchen units finished in wood effect with contrasting worktops over. Fitted Neff appliances include, Neff microwave Combi oven, Neff single oven, Neff fridge freezer, Neff ceramic hob with extractor fan over, Neff dishwasher and Neff washer dryer. Single bowl stainless steel sink with drainer. Glazed window to lounge diner. Tiled splashbacks. Linoleum flooring. Dimplex kick Space heater.

LOUNGE/DINER 6.42m (21'1") x 4.58m (15'0")

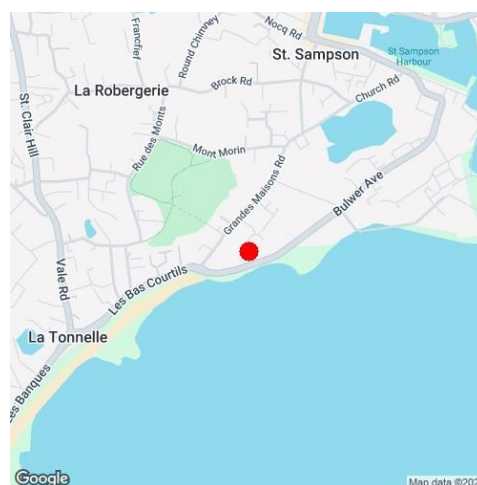
With window and patio doors opening out onto South West facing patio. 2 electric radiators.

SHOWER ROOM

Comprising a three piece suite with shower cubicle, wash hand basin and WC. Fully tiled walls. Heated towel rail. Dimplex wall mounted heater. Extractor fan.

REAR PATIO

Good sized rear patio with steps out to communal area with swimming pool and spa.



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

PRICE INCLUDES: Light Fittings and Listed Appliances.

SERVICE CHARGE: £430 pcm.

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 appliances include, Neff microwave Combi oven, Neff single oven, Neff fridge freezer, Neff ceramic hob with extractor fan over, Neff dishwasher and Neff washer 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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX
T: 01481 244544 - E: info@chateaux.gg
W: <https://www.chateaux.gg>

