

INTRODUCING
7 Oaklands Manor, Le Mont De La Rosiere, St Saviour, JE2 7XL



Connecting People & Property Perfectly.

An excellent opportunity to acquire a delightful ground floor garden apartment, located within this sought-after purpose-built sheltered development. This apartment enjoys the added benefit of having direct access into the lovely private grounds that protect the development. The Oaklands Manor occupancy is restricted to the +50 years age group and has proved highly popular with those who appreciate its relaxed environment. Within the development, are resident`s communal facilities comprising a sitting room with kitchenette and a games room. There are also two guest rooms for visitors, which can be booked through the caretaker. Apartment No.7 provides entrance hall, two doubled bedrooms, bathroom, kitchen with separate utility room and living room with `bay` section and direct access to garden. The floor area is 697 sq.ft. There is a private secure single garage, together with guests parking facilities.

- **Exclusive over 50's development**
- **Ground floor apartment with direct access to communal gardens**
- **Two double bedrooms**
- **Beautiful gardens and grounds**
- **On site caretaker and communal facilities**
- **Garage plus visitor parking**

Price £590,000 | Qualified | Share Transfer



PROPERTY ID: 2448



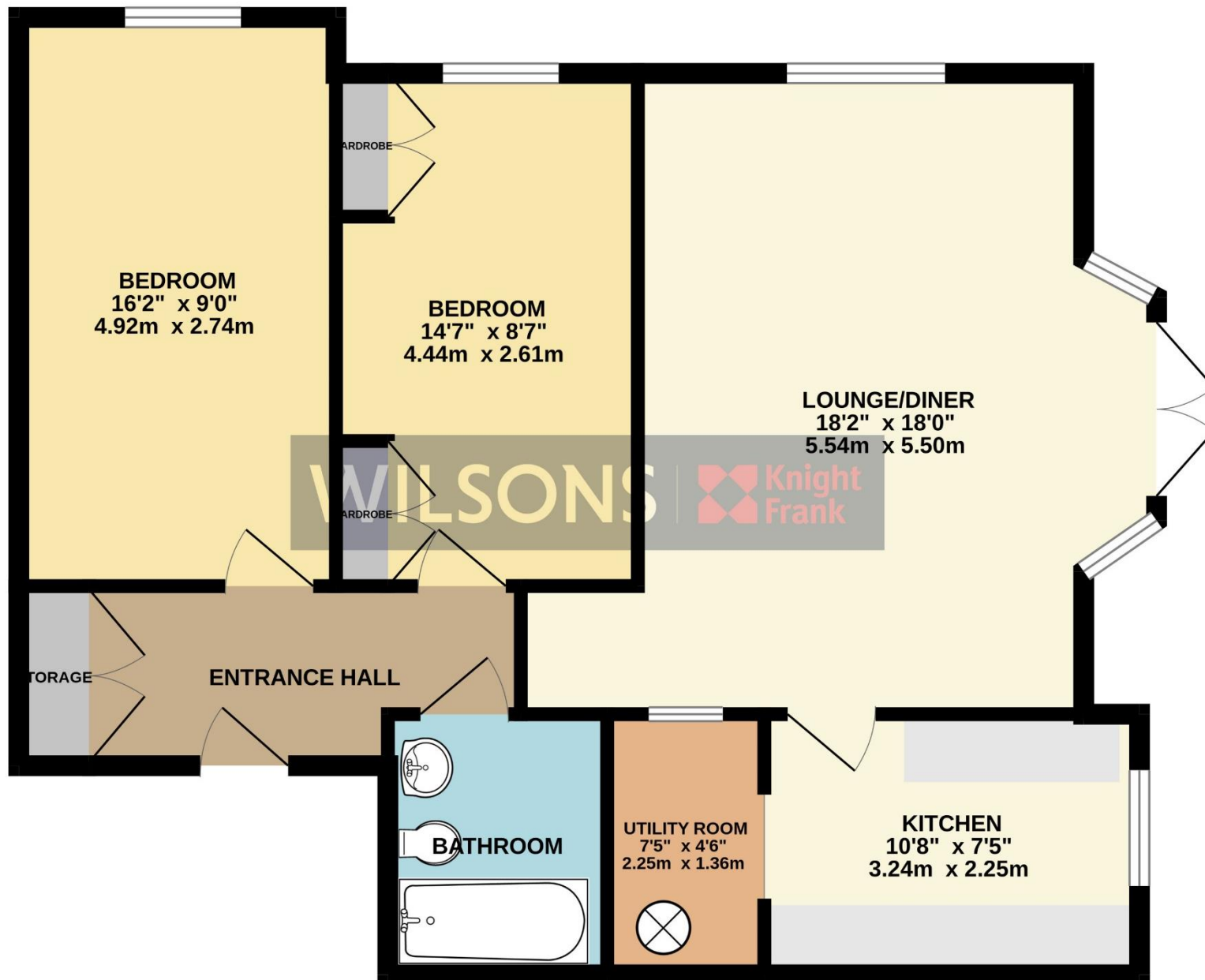












TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

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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SERVICES

Mains water, mains drains, electric heating

SERVICE CHARGE

£285 pcm (£854 per quarter) to include building insurance, parish rates, cleaning of communal areas, services of an on site caretaker, lift maintenance, window cleaning, garden maintenance and use of facilities.

FACILITIES

Snooker table, craft room, communal gardens and communal lounge/dining room. Two guests bedrooms with en-suite facilities which can be used for £30 a night for residents' visitors.

DIRECTIONS

Head along Grands Vaux with Grands Vaux Reservoir on you LHS, follow the road on Mont De La Rosiere, Oaklands Manor is at the top of the hill on your LHS.

ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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