

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



Connecting People & Property Perfectly.

Charming ground floor apartment nestled in a sought-after purpose-built sheltered community. This apartment enjoys the added benefit of having direct access into the lovely private grounds that protect the development. Reserved exclusively for individuals aged 50 and above, Oaklands Manor has a tranquil ambiance, attracting those who value a peaceful living environment. Within the development, residents have access to shared amenities, including a sitting room with a kitchenette and a games room. Additionally, there are two guest rooms available for booking through the caretaker, ensuring a comfortable stay for visitors.

Well presented throughout, apartment 11 features an inviting entrance hall, two generously-sized bedrooms, a bathroom, a kitchen with a separate utility room, and a spacious living room complete with a charming 'bay' section and direct garden access. The total floor area spans 785 sq.ft.

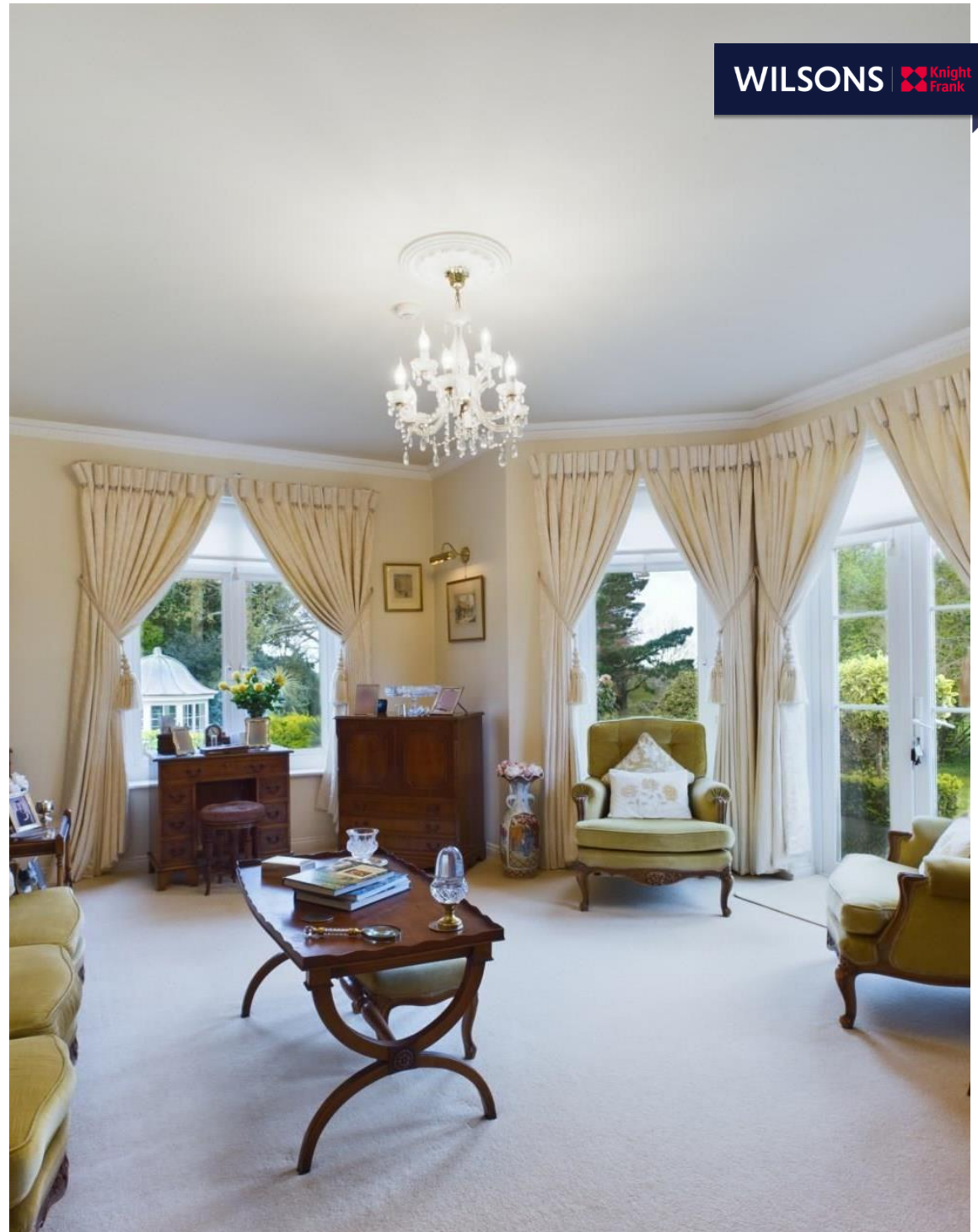
There is parking for one car plus visitors parking.

- **Over 50's development**
- **Ground floor apartments**
- **Two double bedrooms**
- **Shared facilities, including sitting room and games room**
- **Beautiful, extensive communal gardens**
- **Parking for one car plus visitors**

Price £600,000 | Qualified | Share Transfer



PROPERTY ID: 3403



WILSONS Knight Frank







WILSONS | Knight Frank

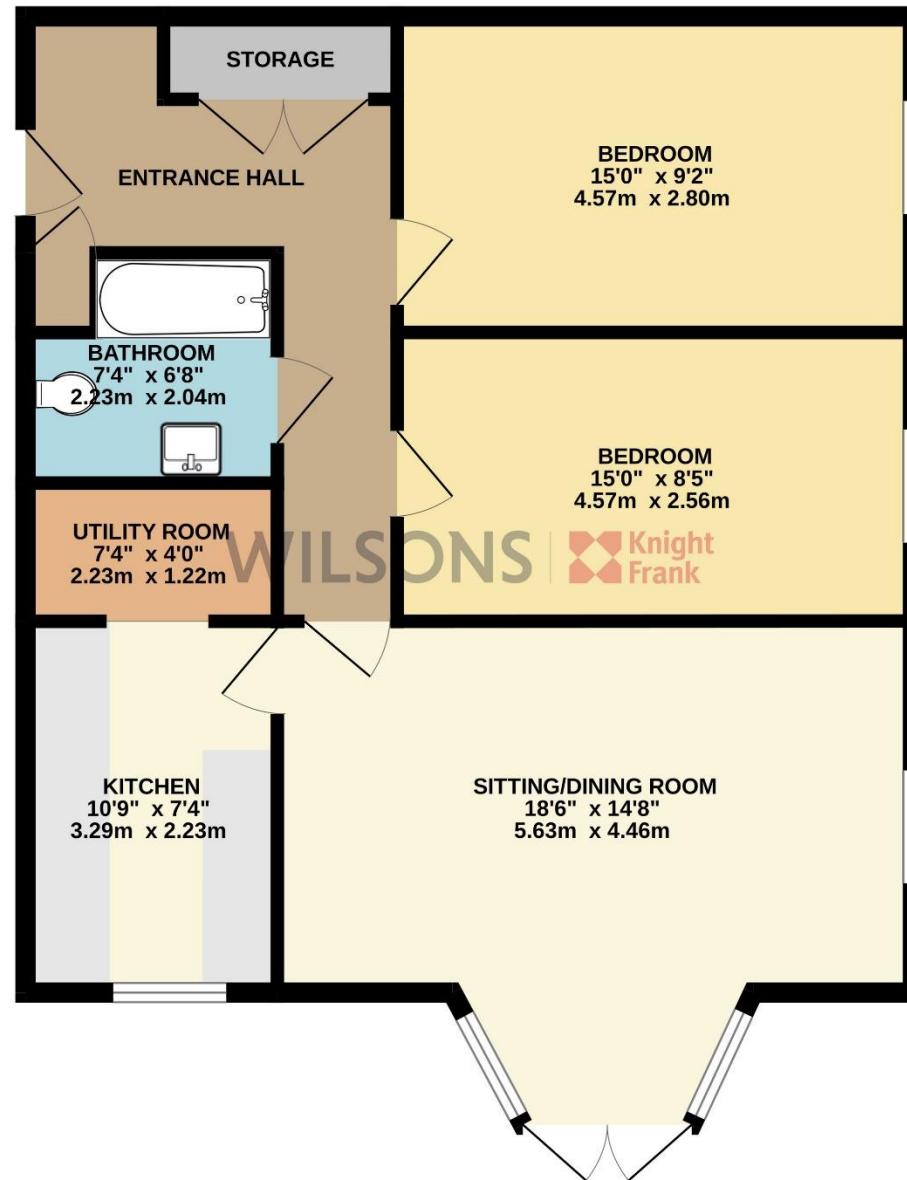








GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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.
Made with Metropix ©2024



SERVICES

Mains water

Mains drains

Electric heating

£921.00 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.

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 your 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.

Call: +44 (0) 1534 877977
Email: office@wilsons.je

WILSONS |  **Knight Frank**

wilsons.je

