

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



Connecting People & Property Perfectly.

Set in the most beautiful grounds, Oaklands Manor would make a fantastic home. Ideal location, situated in Victoria Village with a bus stop at the entrance offering easy access into town.

Providing a blissful setting, the immaculate gardens have a delightful orangery, walking paths and plenty of seating areas. The manor is not short of activities with a bowling green, communal lounge/dining room with kitchen facilities, games room, craft room and library; and organised entertainment functions.

Modernised throughout the second floor (lift access), south facing apartment briefly comprises a sitting/dining room over looking the superb gardens, separate kitchen, 2 double bedrooms and bathroom (with walk in shower). The property also benefits from one parking space and plenty of visitors parking.

Opportunity not to be missed, to acquire an apartment in this exclusive over 50`s manor.

- **Over 50`s development**
- **2 Bedrooms, immaculate throughout**
- **Set within beautiful grounds**
- **On-site leisure facilities**
- **Views overlooking manicured gardens**
- **Parking and ample visitor space**

**Price £590,000** Qualified | Share Transfer



PROPERTY ID: 2448











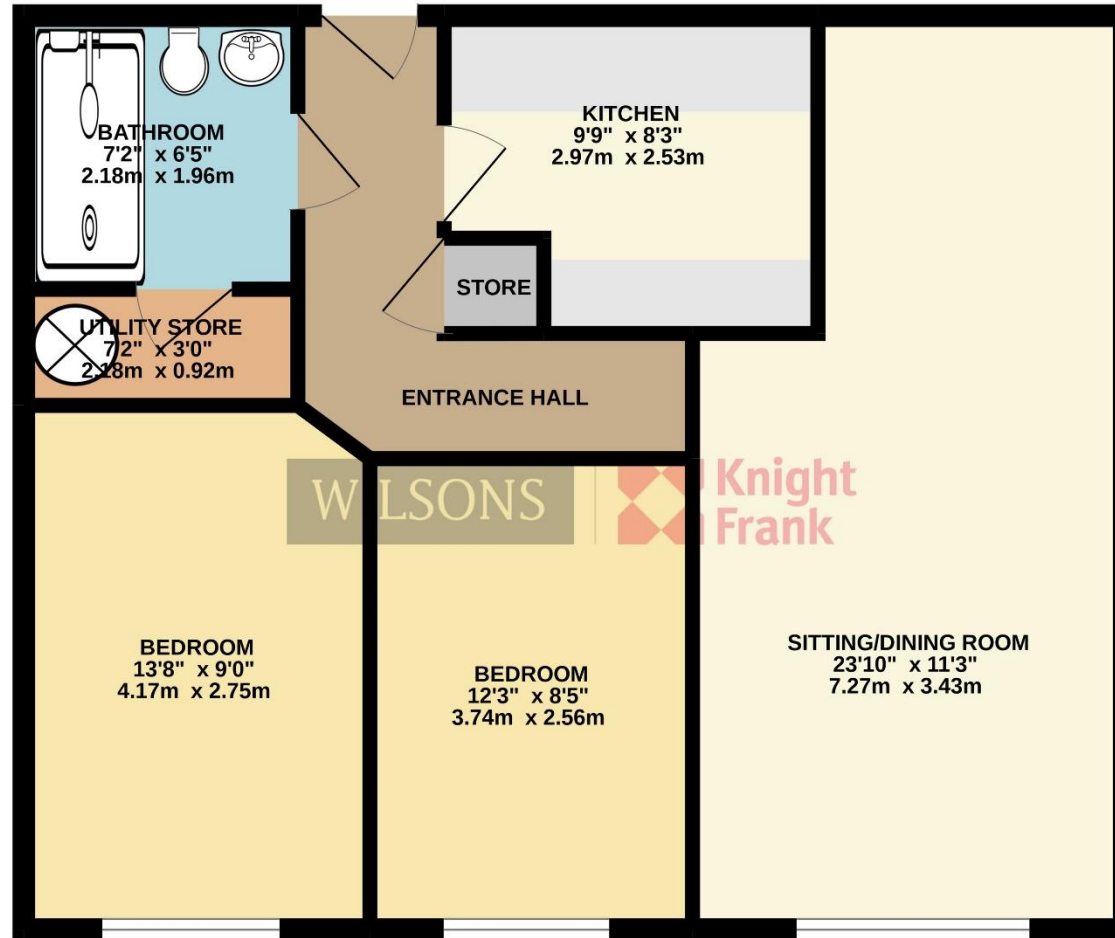








SECOND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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 (bottled gas capped to fireplace)

Full double glazing

Restrictions on BBQ on balconies

### SERVICES CHARGE

£2448.23 per quarter to include building insurance, all property maintenance and communal electricity, communal cleaning, full time caretaker (mon - fri) and sinking fund.

### 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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