



31 Les Blancs Bois

£545,000

Rue Cohu, Castel, GY5 7SY

LOCAL MARKET

SOLE AGENT

Part of the highly regarded Les Blancs Bois residential unit for over 55's

This spacious and light first floor apartment enjoys a lovely outlook over the courtyard gardens and attractive aspects to side and rear. Owners of the apartment have access to the beautifully maintained gardens, a single garage and there is also ample visitor parking. Some of the other benefits of living in this sheltered environment include regular buses to and from St Peter Port and nearby supermarkets, making this a perfect retirement home with the added benefit of 24hr on-site wardens. A full list of services is attached below.

Also the apartment has been totally refurbished throughout including decorating, new carpets, new light fittings, new storage heaters and radiators in the each room.

Key facts



- Apartment for over 55s
- First floor with stairlift access
- Benefits of communal amenities
- Lovely rural views
- Extensive manicured gardens

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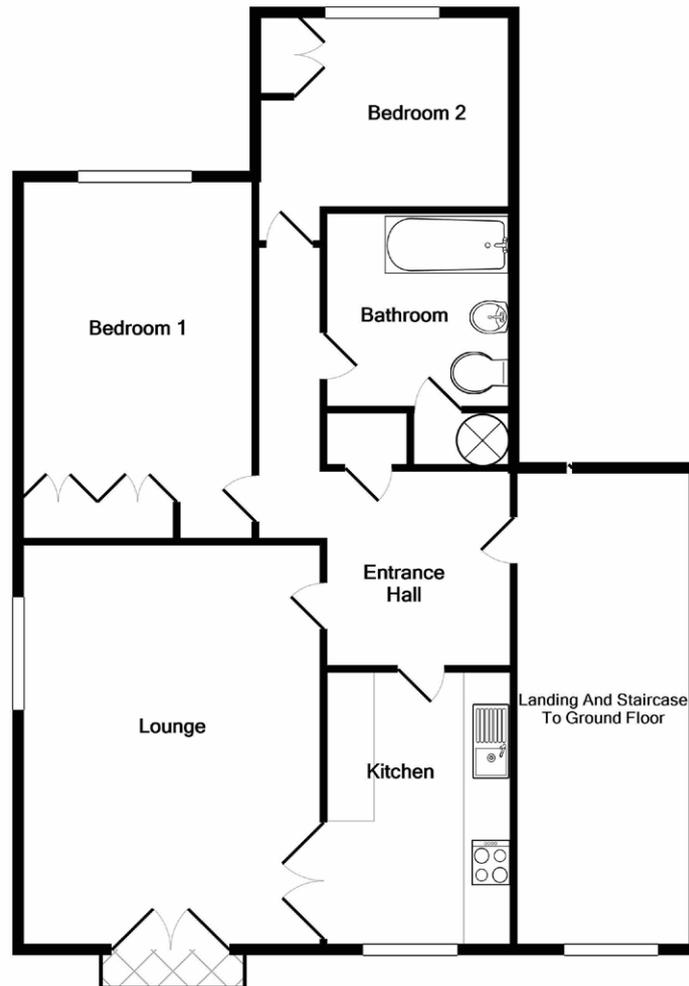
GUERNSEY'S ESTATE AGENT







Floorplan



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Storm porch

with door opening on to ground floor entrance hall.

Staircase to first floor with stair lift.

FIRST FLOOR

Door to Apartment 31

Entrance hall

8'6 x 8' (2.6m x 2.4m)

Walk-in storage cupboard with fitted shelving and housing fuse board.
Hatch with pull-down ladder and light to large loft space.

Lounge

17'6 x 13' (5.3m x 4m)

Juliette balcony to front.

Kitchen/dining room

12 x 8' (3.7m x 2.4m)

Recently refurbished kitchen with fitted units and work surfaces incorporating a single bowl single drainer white ceramic sink and pull out recycling bins.

APPLIANCES

- AEG oven
- AEG induction hob
- Elica extractor
- Slimline AEG dishwasher
- Integrated AEG fridge/freezer
- New Hotpoint washing machine

Bedroom 1

15'7 x 10' (4.7m x 3.1m)

Fitted triple wardrobes.

Bedroom 2

11' x 6' (3.4m x 1.8m)

Fitted double wardrobe.

Bathroom

8' x 7'3 (2.4m x 2.2m)

Fitted with a three piece white suite.
Airing cupboard housing the new hot water cylinder and slatted shelving.

EXTERIOR

Les Blancs Bois is approached over a private tarmac driveway from Rue Cohu which leads up to the main building.

An archway leads to the rear of the development and to the right is a garage block, where there is a single garage, with electric door, numbered 31 belonging to the apartment, and beyond is the visitors parking. The drive then continues on to Route de la Charruee.

There are communal gardens, a communal laundry room with washing machines and tumble dryers and a communal library.

Apartment 31 also has use of one of the allotments.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity, water and drainage, electric heating, uPVC double glazing.

Finding the property: Travelling north along Le Friquet turn left into Rue Cohu, take the first entrance on your right after the granite arch, follow the private driveway into the main Les Blancs Bois courtyard and the property is in the right hand block.

Perry's ref: 8 D5

what3words: resistor.motel.grunt

Service charge: £1,370 per quarter.

Leasehold: over 239 years remaining

TRP: 92

Les Blanc Bois Service Charge covers the following services;

Les Blancs Bois Ltd, the non-profit making Management Company, is responsible for the management of Les Blancs Bois estate.

The entire costs incurred to ensure maintenance of a high standard at Les Blancs Bois is met through the service charge. The service charge is based on an actual cost basis and currently works out at just under £95.00 per week. This covers the following:-

- 24 hour emergency call cover
- General help and support with day to day problems
- Regular removal of rubbish from each rubbish cupboard
- Exterior window cleaning
- Heating and lighting of all common hallways and landings
- Cleaning of all common hallways and landings
- Maintenance, cleaning and cost of running lifts
- Regular cleaning of drains, streams and pathways
- Maintenance of exterior of the buildings (conservatory exterior maintenance will be charged separately to the owners of conservatories) - Costs of repairs of apartment doors and windows also fall on each leaseholder
- Regular lawn mowing and general gardening
- The cost of replacement trees and shrubs
- The entire maintenance and cleaning of the laundry
- The heating, lighting and running cost of the laundry, library and managers' office
- The entire maintenance of the guest rooms including electricity (A small charge is made when used to cover cleaning costs)
- The running and repair costs of the 12 passenger minibus
- Insurance of the buildings, plants and certain third party risks
- Replacement of floor coverings in common ways when necessary
- All office costs, such as telephone, stationery and printing
- Book-keeping costs from all Les Blancs Bois Ltd. records
- The TRP and water rates for the entire development
- The managers' salary
- Contribution to a reserve fund for future replacements and unforeseen repairs
- Yearly £90 food bin charge

CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Harry



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Emma