



Apartment 21

Les Blancs Bois, Rue Cohu, Castel, GY5 7SY

£460,000

LOCAL MARKET

SOLE AGENT

A ground floor, one bedroom apartment forming part of the well established over 55's development, Les Blancs Bois.

Neutral in décor throughout, this ground floor apartment (with 86 years remaining on the lease) is set within immaculate communal grounds and has the added benefit of 2 patio areas forming part of the purchase which are accessed directly from the kitchen and the lounge. A new shower room has recently been installed and the good size accommodation would be well suited to a couple or individual looking to downsize.

Key facts



- Ground floor apartment for over 55's
- One allocated garage plus visitor parking
- Use of immaculate communal gardens
- Neutrally decorated throughout
- 2 patio areas accessed directly from the apartment

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GUERNSEY'S ESTATE AGENT







Floorplan

GROUND FLOOR



Made with Metropix ©2024

GROUND FLOOR

Entrance hall

10'4 x 7'6 (3.2m x 2.3m)

Shower room

8'1 x 6'5 (2.5m x 2m)

Bedroom

15'11 x 10'6 (4.8m x 3.2m)

Kitchen

11'9 x 6'6 (3.6m x 2m)

Sitting / dining room

19'7 x 17'6 (max) (6m x 5.3m max)

External

Les Blancs Bois is approached over a private tarmac driveway from Rue Cohu which leads up to the main building. An archway leads through to the rear of the development. Garage numbered 21 belongs to this apartment, ample visitor parking is also available on site. Communal gardens surround the development with allotments available on a first come first serve basis. Apartment 21 also benefits from an east facing patio accessed via the kitchen and a west facing patio accessed via the lounge.

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

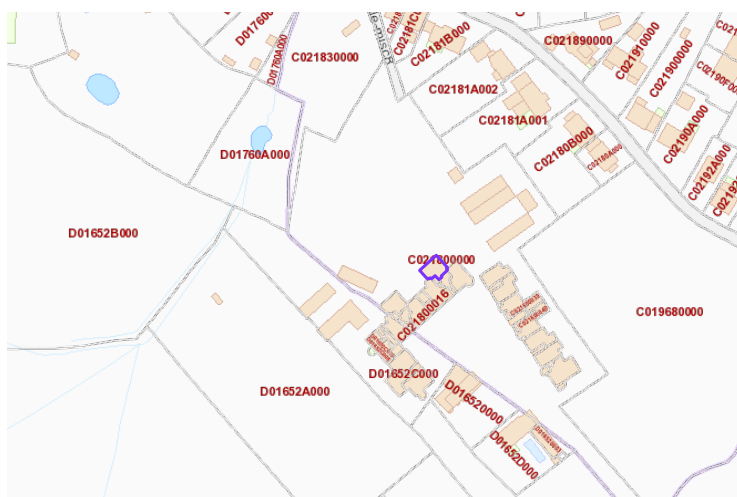
Services: Mains electricity and water, mains drainage, electric night storage heating, uPVC double glazing.

Perry's ref: 16 A1

TRP: 87

Lease: Remaining term – 86 years.

Service charge: £1,775 per month.



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CONTACT OUR LOCAL MARKET TEAM



Matt



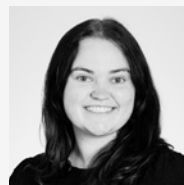
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Les Blancs Bois Service Charge

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 £1,775 per month.

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
- Cost of replacement trees and shrubs
- Entire maintenance and cleaning of the laundry
- Heating, lighting and running cost of the laundry, library and managers' office
- Entire maintenance of the guest rooms including electricity (A small charge is made when used to cover cleaning costs)
- 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
- TRP and water rates for the entire development
- Managers' salary
- Contribution to a reserve fund for future replacements and unforeseen repairs

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