



Apartment 14, Le Menage

Le Hurel, St Martin

£510,000

LOCAL MARKET

SOLE AGENT

Completed in 2022, Le Menage is a community living development for the over-55s and situated close to St Martins village.

No 14, is situated on the first floor, overlooking the well-manicured communal gardens. The accommodation comprises two generous bedrooms, open plan living space and kitchen, a bathroom and a good size utility cupboard. With the added benefit of a private balcony, allocated parking space, visitor parking and use of the communal grounds, this property really is an ideal package for someone looking to downsize.

Key facts



- Over 55's development
- Close to St Martins village
- Two double bedrooms
- Use of communal gardens
- Allocated parking space and visitor parking

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GUERNSEY'S ESTATE AGENT







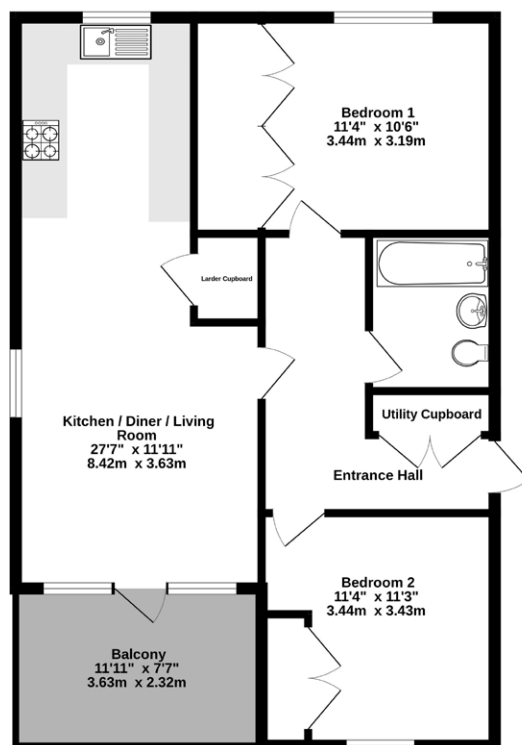






Floorplan

FIRST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.
Made with Metropix ©2024

GROUND FLOOR

Communal Entrance Hall to first floor

Entrance Hall

Including utility cupboard

APPLIANCES

- Bosch washer/dryer

Open plan Lounge/Dining Room/ Kitchen

28' x 11'6 (8.5m x 3.5m)

APPLIANCES

- Integrated Neff appliances Oven
- Microwave
- Fridge/freezer
- Hob & extracor fan
- Dishwasher

Bedroom 1

11'4 x 11'4 (3.5m x 3.5m)

Bedroom 2

11'3 x 11'3 (3.4m x 3.4m)

Bathroom

7'9 x 5'8 (2.4m x 1.7m)

EXTERIOR

Use of communal gardens, allocated parking space numbered 7, visitor parking spaces numbered 1-6.

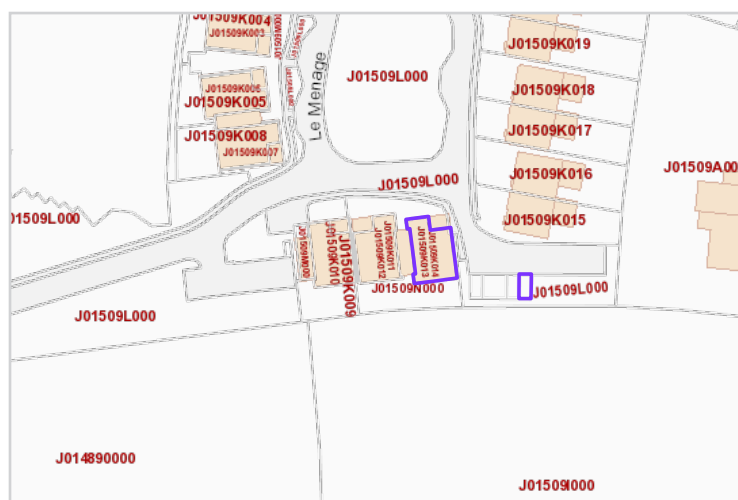
Price to include: Fitted flooring, lounge curtains, roller blind in kitchen and pleated blinds in Bedroom 2 – please note the curtains in Bedroom 1 will be removed, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, electric central heating, uPVC double glazing. Vent Axia Clean air system which has vents in the main rooms and bathroom which filters the air.

Service Charge: Total of £231 per month (£91pcm to complex management, £140pcm to block management). Please note, as of 1st January 2026 the service charge for the block management will be increased to £150 pcm.

what3words: umpires.brandy.reverb

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