



# 22 Les Blancs Bois

£660,000

Rue Cohu, Castel, GY5 7SY

LOCAL MARKET

SOLE AGENT

This well presented ground floor apartment forms part of the sought after Les Blancs Bois over 55's development in Castel.

The accommodation comprises a modern kitchen, lounge/diner, sun room, two bedrooms, one with a newly fitted ensuite shower room and further separate shower room.

A new owner would have access to the beautifully maintained communal grounds, laundry and library and the shuttle bus services to Town and nearby supermarkets.

With an allocated garage forming part of the sale and visitor parking on site, this apartment warrants early viewing to appreciate all on offer.

## Key facts



- Forming part of sought after over 55's development
- Ground floor
- Two bedrooms & two shower rooms
- Secure garage plus visitor parking
- Well maintained communal grounds

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GUERNSEY'S ESTATE AGENT





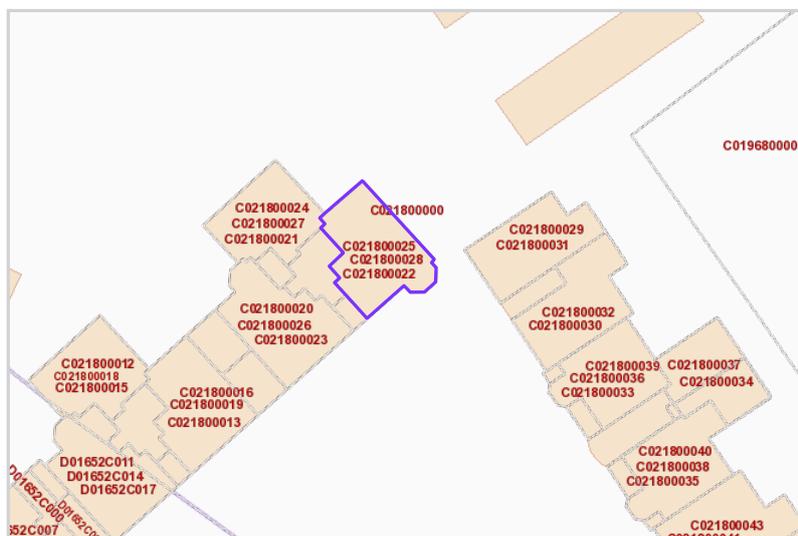
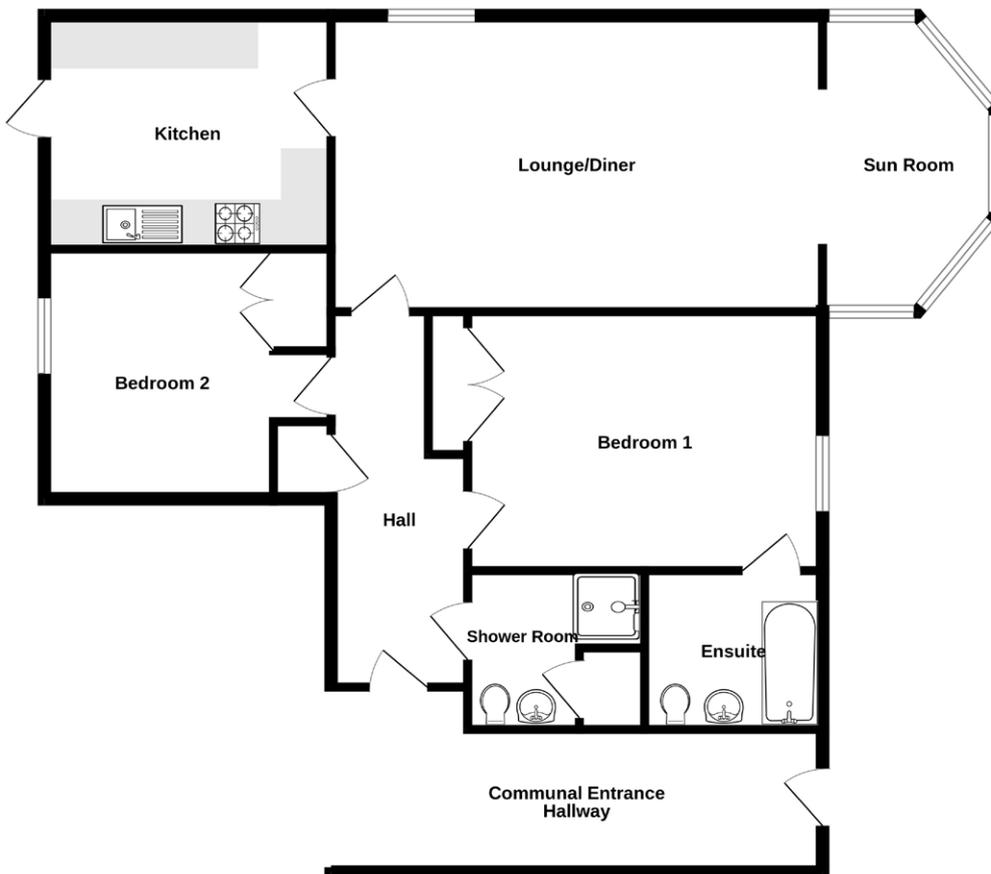






# Floorplan

GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



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## GROUND FLOOR

## Entrance hall

15'9 x 5'11 (4.8m x 1.8m)

## Bedroom 2

12'3 x 10'11 (3.7m x 3.4m)

## Lounge/Diner

21'1 x 12'11 (6.4m x 4m)

## Sun room

11' x 7'6 (3.4m x 2.3m)

## Kitchen

12'6 x 10'2 (3.8m x 3.1m)

## APPLIANCES

- Bosch fridge freezer
- Hotpoint washer dryer
- Integrated Neff oven
- Combi oven and warming tray
- Neff induction hob
- Neff dishwasher
- Quooker hot water tap

## Shower room

7'2 x 6'7 (2.2m x 2m)

## Bedroom 1

15' x 11'4 (4.6m x 3.5m)

## En-suite bathroom

7'8 x 6'3 (2.4m x 1.9m)

## EXTERNAL

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 garage number 22 belongs to the apartment with further visitor parking available. The drive continues to Route de la Charruee. Communal gardens surround the development with allotments available on a first come first serve basis.

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

**Services:** Mains electricity and water, mains drainage, thermostat controlled radiators, uPVC double glazing.

**Perry's ref:** 16 A1

**what3words:** better.buzzy.hotspots

**Leasehold:** 80 years remaining on lease (runs to 2110)

**TRP:** 106

## Les Blanc 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 £1,825 per quarter.

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

## CONTACT OUR LOCAL MARKET TEAM



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