

1 Helena Court £295,000


Rue Du Rocher, Blanchelande Park, St. Martin, GY4 6EN | Local Market | TRP 68


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Property Overview


A one bedroom ground floor flat in the desirable parish of St Martin in a stunning location with communal gardens, allocated parking and stunning views.

 One bedroom ground floor flat

 Leasehold

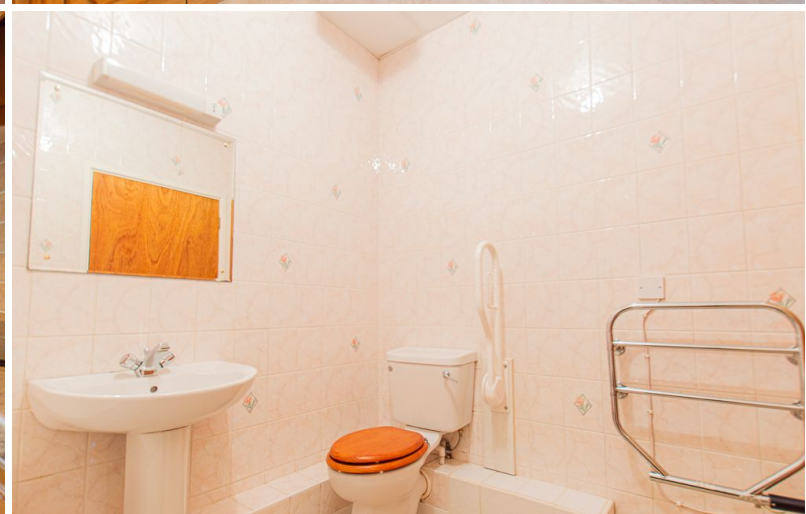
 Views over large communal gardens

 Highly regarded over 55's development at Blanchelande Park

 Allocated parking and plenty of visitors parking

 No onward chain





About 1 Helena Court

This spacious ground floor, one bedroom flat, is in the sought after over 55's development at Blanchelande Park. Flat 1, Helena Court comprises a hallway, kitchen, lounge, double bedroom and bathroom.

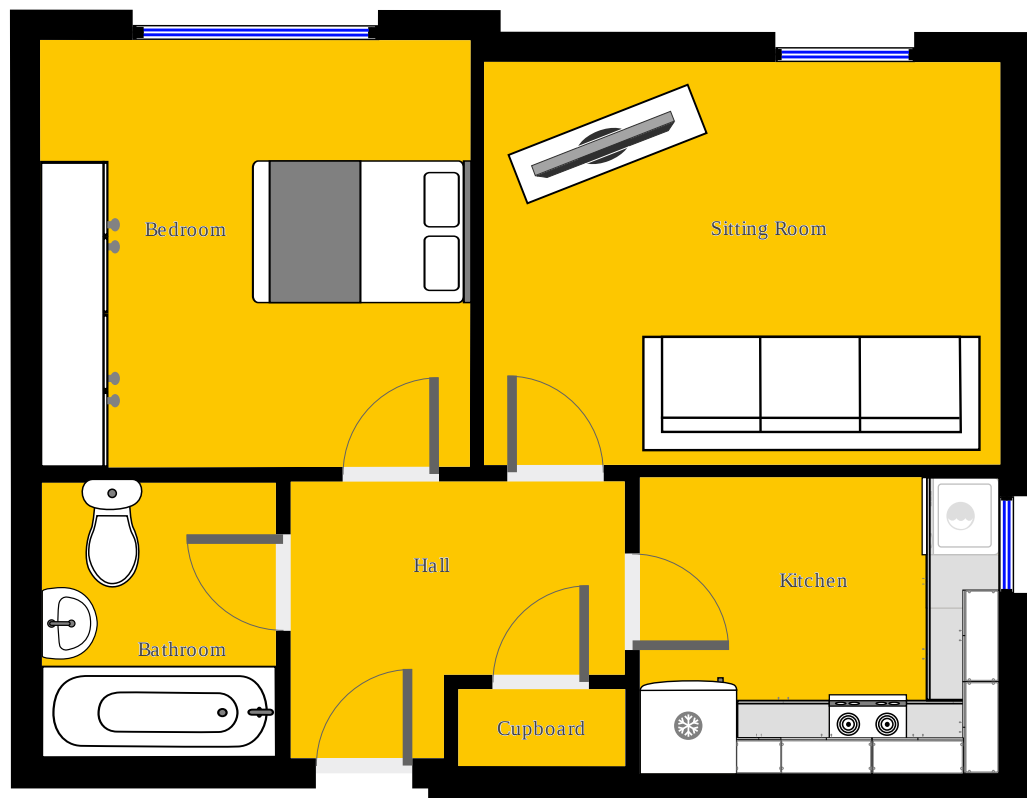
Externally, there are wonderful views over the delightful and extensive communal gardens, along with designated parking for one vehicle immediately to the front of the property and ample parking for visitors. The lease has 104 years remaining.

The quarterly service charge is £819.31 and provides maintenance of the building, lift, communal lighting and gardens. Please note that water and electricity charges are not covered in the quarter service charge.

This property is in a safe gated community for the over 55's whom can live independently but still have company from other residents should they wish to mingle.

Viewing highly recommended.

Floor Plan



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1 Helena Court

Bedroom: 3.53m x 3.57m (11'5 x 11'7)

Bathroom: 1.94m x 2.27m (6'4 x 7'4)

Hall: 2.77m max x 1.6m min x 2.29m max x 1.27m min (9'1 x 5'2 x 7'5 x 4'2)

Lounge: 3.33m x 4.28m (10'9 x 14')

Kitchen : 2.98m x 2.46m (9'7 x 8'1)

Appliances

Hotpoint washer dryer, Firenzi dishwasher (non operational), Firenzi oven (non operational), Caren hob, Firenzi extractor, Hotpoint fridge freezer

Services

Mains electricity and water

Heating

Electric night storage heaters

Drainage

Mains drain

What3words

///alarming.roadways.streetlight

Viewing and possession

By appointment and arrangement through Sheppards Estate Agents only

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