

OAKLANDS MANOR APT.26

SOLE AGENT



1

BEDROOM

1

BATHROOM

974

SQ FT

POA ST. SAVIOUR

Introducing an exquisite opportunity for those over 50s seeking luxury living in the heart of St Saviour near Victoria Village. Nestled within a serene setting, this spacious one-bedroom apartment situated on the top floor offers unparalleled comfort and breathtaking views. With convenient lift access, residents enjoy the epitome of convenience and accessibility. Step into tranquillity as you step onto the balcony, boasting stunning vistas of gardens and lush fields, providing a sense of serenity and connection with nature. The expansive private communal gardens not only enhance the beauty of the development but also serve as a protective enclave, ensuring a secure and peaceful environment for residents to enjoy. Beyond the captivating surroundings, residents are treated to a host of exceptional amenities designed to enrich their lifestyle. Indulge in leisurely activities with access to a snooker table, communal lounge area, craft room, and library, fostering a sense of community...



LIVINGROOM

The Channel Island Estate Agent





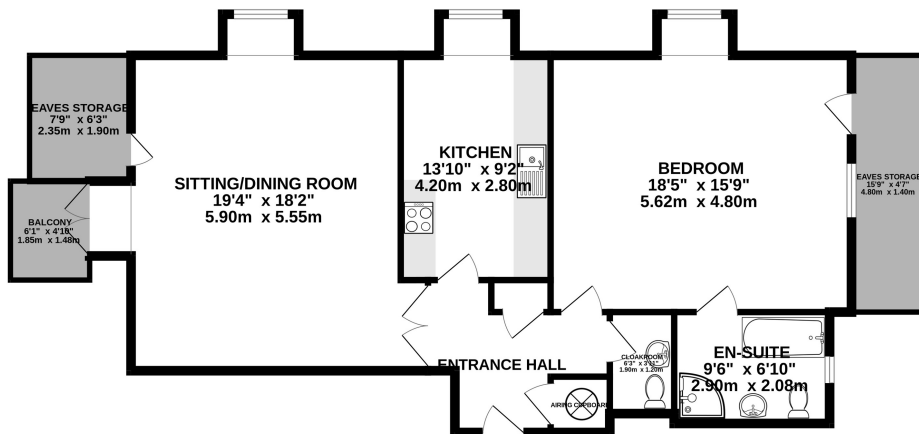








SECOND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or effectiveness can be given.

SECOND FLOOR

Entrance Hall	11'2 x 9'4
Sitting/Dining Room	18'2 x 19'4
Kitchen	9'2 x 13'10
Cloakroom	3'11 x 6'3
Bedroom	18'5 x 15'9
En-suite	9'6 x 6'10
Balcony	4'10 x 6'1

KEY FACTS

Over 50's development
 Large one bedroom apartment
 Top floor apartment with lift access
 Parking for one vehicle
 Expansive communal gardens
 Tranquil setting with country side views
 On site 24/7 caretaker
 Balcony with garden and field views
 Two guest bedroom suites for visiting family
 Snooker table, craft room, library area, communal lounge
 Available immediately

SERVICES

Mains drains and water

HEATING

Electric heating (no boiler)
 Radiators

SERVICE CHARGE

£1,000 per quarter (plus GST)
 Managed by Clyde Smith Management

PARKING

Parking for one vehicle plus visitor spaces

TENURE

Share Transfer

ADDITIONAL INFORMATION

Onsite caretaker 24/7 with panic buttons in each apartment

FACILITIES

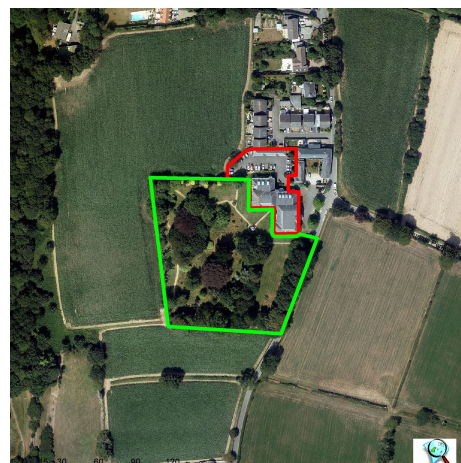
Snooker table, craft room, communal gardens, communal lounge/kitchen facilities,
 Two guests bedrooms with en-suite facilities which can be used for £30 a night for residents visitors.

INCLUSIONS

As per inventory

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

POA



LIVINGROOM
 The Channel Island Estate Agent