



4 Angelic Court

£249,000

Blanchelande Park, Le Rocher Road, St Martin's. GY4 6EN

LOCAL MARKET

SOLE AGENT

This first floor apartment, situated in the popular Blanchelande Park in the desirable parish of St Martins, is specifically for over 55's residents and is situated within tranquil immaculate communal grounds.

Available to the market either furnished or unfurnished, the accommodation comprises one bedroom, a large shower room and an open plan kitchen living area with a lovely large window overlooking some of the immaculate communal gardens surrounding the park. There is one allocated parking space associated with the apartment, visitor parking plus a warden on site. Please note – this apartment is on the first floor accessed by stairs.

Key facts



- Over 55's development
- First floor apartment
- One bedroom with fitted storage
- Open plan living space with garden views
- One allocated parking space
- Tranquil St Martin's location

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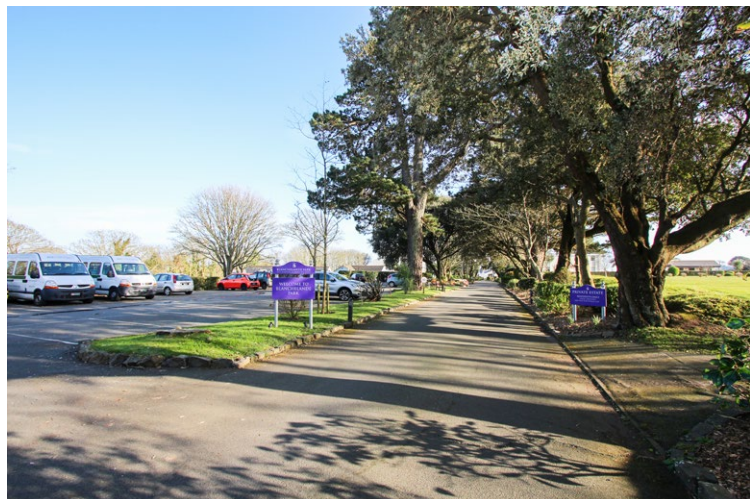


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GUERNSEY'S ESTATE AGENT

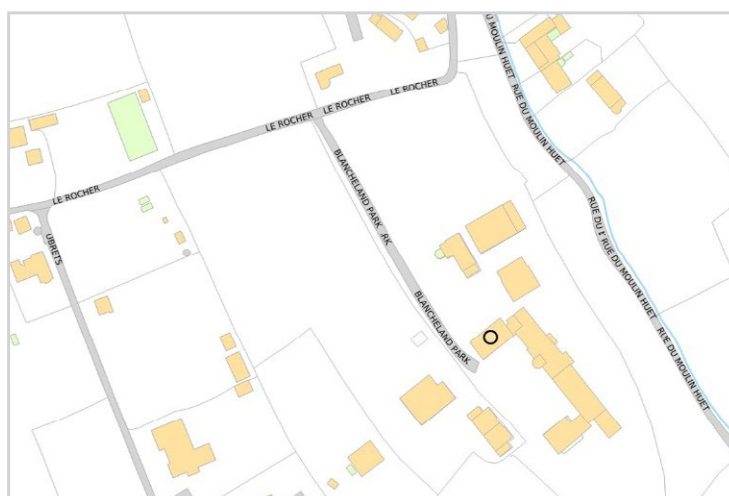
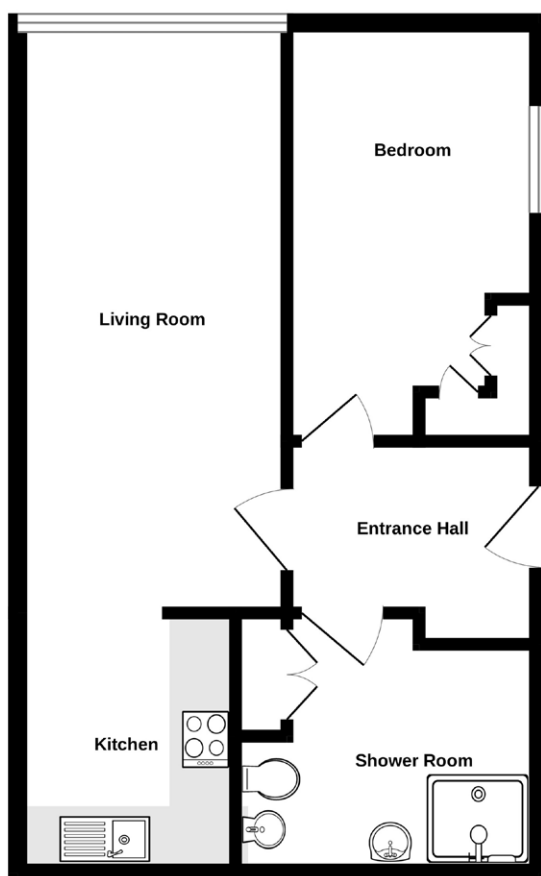






Floorplan

FIRST FLOOR



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Entrance hall

7'2 x 5'3 max

Living room

17'6 x 7'10

Kitchen

8' x 7'6

APPLIANCES

- Ceran 4 ring hob
- Extractor fan
- Program 2000 oven
- Integrated fridge/freezer and Hotpoint washing machine

Bedroom

12'9 x 7'2

Shower room

9'3 x 8'

EXTERIOR

The apartment is accessed off the main parking area near the wardens office. Through the communal hallway you have a short flight of stairs serviced by a stair lift then a further two flights of stairs to gain access to the first floor – there is no lift or further stair lift access. There is one allocated parking space and use of the immaculate communal gardens.

The minimum age for occupation of this leasehold local market apartment is 55 years, there is more than 100 years

remaining on the lease. There will be an annual Maintenance Cost levied by the Management company, currently £294.95 per month.

Maintenance Cost Covers:

1. Insurance of buildings, plant and certain third party risks;
2. Maintenance of exterior of buildings and outside doors including maintenance of lighting conductors. Repairs of internal doors and windows is each lessee's responsibility;
3. Electricity for lighting of all common hallways, landings and corridors;
4. Electricity for lighting of pathways and car parks;
5. Cost of running pumps for foul and surface water;
6. Maintenance of road, car parks and cleaning of pathways and drains;
7. Exterior window cleaning when necessary;
8. Maintenance cost of running lift and insurance where used;
9. Cleaning of all common hallways and corridors;
10. Replacement of floor coverings in common areas when necessary;
11. General gardening including replacement of shrubs and trees;
12. All office costs such as stationary, printing, book-keeping, auditing and Management of the Company;
13. Contribution to the Sinking Fund for future replacement and unforeseen repairs;

14. Agreement has been reached with the Blanchelande Park Nursing Home that, in case of any emergency, help will be available;

15. Annual charge in respect of Age Concern/Aid Call alarm system

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

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

Finding the property: The property is located in the highly regarded Blanchelande Park development.

Perry's ref: 30 C3

what3words: nullify.zilch.impelled

TRP: 59

Service charge: £884.85 per quarter

CONTACT OUR LOCAL MARKET TEAM



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