



**12 Oaklands Manor Le Mont De La Rosiere, St. Saviour**  
**£385,000**

**BROADLANDS**

FINDING YOU A HOME SINCE 1972

# 12 Oaklands Manor Le Mont De La Rosiere

St. Saviour, Jersey

- 1 bedroom ground floor garden facing apartment
- Separate kitchen
- Communal library, games & craft rooms
- Beautifully manicured gardens
- Garage parking plus visitor spaces
- Share transfer
- On site care taker
- Available exclusively to over 50's
- Sole agent
- Call Charlie 07700 348421 or Andrew on 07797 814422



## 12 Oaklands Manor Le Mont De La Rosiere

St. Saviour, Jersey

This double bedroom ground floor apartment enjoys privacy, a southerly aspect and picturesque views from both the lounge diner & bedroom over the lovely landscaped gardens. All rooms are bright and spacious & there is good storage throughout from the fully fitted bedroom furniture to the separate utility cupboard. Separate kitchen & bathroom with large walk-in shower. The apartment has one of the few garages on site & there is also visitor parking available. Landscaped gardens provide peace and tranquillity. Bus route right outside and a short drive to town & local supermarkets. Benefiting from a resident caretaker & facilities including; library, games room, meeting room with kitchen, craft room & snooker room. Lift access to all floors. There are even additional visitor rooms to rent should family decide to stay over.





### **Living**

Light & airy living room diner with views over gardens. Separate kitchen with serving hatch and Neff fan oven and hob. Bathroom with large walk-in shower. Utility cupboard with storage and Bosch Washer Dryer.

### **Sleeping**

Double bedroom with plenty of fitted storage & garden views.

### **Guest Rooms**

Two en-suite bedrooms with television & tea making facilities - one double and one twin - are available to family members for short term rental subject to availability.

### **Outside**

Garage parking plus visitor spaces. Beautifully kept communal gardens.

### **Restrictions**

Residents must be over fifty years of age. Apartment can be rented but again to over 50's only. Regrettably no pets permitted.

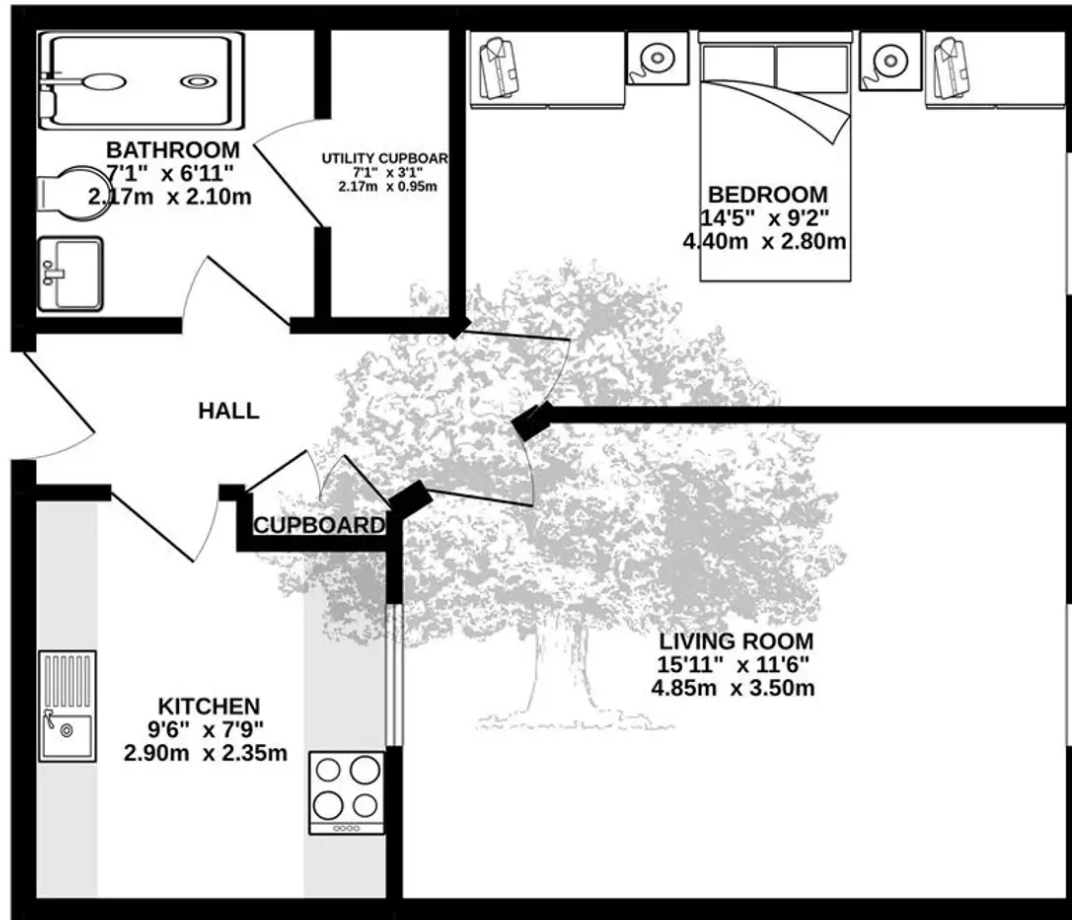
### **Services**

All mains (exc gas). Fully double glazed. The building is managed by Clyde-Smith Management. Service charge of £550.51 per quarter; building insurance, sinking fund, Parish Rates, power, light and cleaning of the communal areas, lift maintenance, gardening, window cleaning and managing agents fee. New lift fitted Sept 2020.





GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 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 operability or efficiency can be given.  
Made with Metropix ©2022



FINDING YOU A HOME  
SINCE 1972  
B

## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

# BROADLANDS

FINDING YOU A HOME SINCE 1972