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Apt 1, Tamaris La Grande Route De La Cote

Jersey, JE2 6FF

Asking price £795,000

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Flying Freehold / Qualified status - ** OPEN VIEWING SATURDAY 21st NOVEMBER FROM 11.00 AM TO 12.00 **

Sea view ground floor apartment. 2 bedroom/ 2 bathroom plus study, (with only 3 apartments in the building). Designated parking for 1 car. The apartment is situated on the St Clement coast road with a stones throw from the beach. Excellent bus route and a car park across the road.

Spacious open plan lounge/kitchen/dining room with bi-folding doors to front patio with sea view. Master bedroom with patio doors to rear patio garden plus an en-suite shower room, 2nd bedroom is with patio doors to rear patio.. There is a study room or small bedroom. Both bathrooms have underfloor heating.

No onward chain!

Low outgoings:







Entrance Porch
Through glazed porch door to:

Lounge/Diner/Kitchen 27'6 x 21'9 (8.38m x 6.63m)
Extremely spacious sunny open plan kitchen/living/dining room. With bi-folding doors to sunny patio garden and sea views.

Fully equipped kitchen area with range of high and low fitted units and integrated Bosch appliances of fridge/freezer, 4 ring ceramic hob with extractor above, dishwasher, wine cooler and washing machine plus a large size breakfast bar.

Inner hallway
With large storage cupboard housing hot water cylinder. Wood effect flooring.

Master bedroom 15'6 x 10'4 (4.72m x 3.15m)
Double bedroom with sliding door to rear patio garden. Fitted carpet.

En suite 6'7 x 5'3 (2.01m x 1.60m)
Stylish bathroom comprising shower unit, WC, wash hand basin inset modern vanity unit with mirror above and heated towel rail. Tiled flooring with under floor heating.

Bedroom 2 15'6 x 11'0 (4.72m x 3.35m)
Double bedroom with wall to wall wardrobes, sliding door to rear patio. Fitted carpet.

Study 8'6 x 7'0 (2.59m x 2.13m)
This room could be utilized as an office or small bedroom. Window to side. Fitted carpet.

House Bathroom 7'5 x 7'0 (2.26m x 2.13m)
Comprising bath with shower over, WC and wash hand basin inset vanity unit, mirror above and heated towel rail. Tiled flooring with underfloor heating.

Exterior
South facing patio garden to the front with sea views. Plus a large private paved patio area to the rear accessed from both bedrooms.

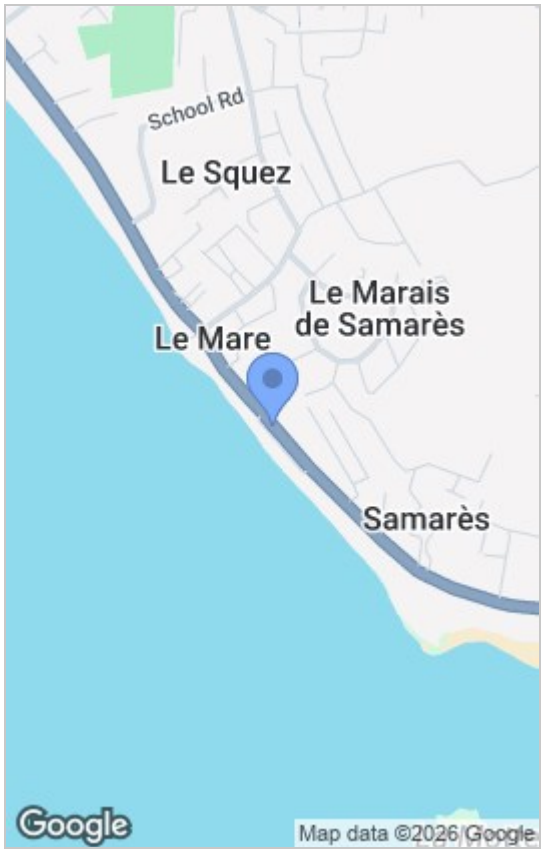
Parking
Designated parking for 1 car. There is the added benefit of a public free car park across the road.

Services
All mains (no gas) fully double glazed, E20 Electric, wired for Sky and for wired for fibre optic.

An Association will be formed on the sale of this property. There is very little outgoings with only a third towards the building insurance and the alarm system. A sinking fund will be created for any further outgoings such as exterior maintenance.

Anti-Money Laundering
Once an offer has been accepted and negotiations for either the purchase or a letting of a property is entered into, the prospective purchasers or tenants will be required to produce photographic identification (Passport or Driving Licence) plus proof of your current residential address (a current utility bill no more than 3 months' old) together with confirmation of source of funds and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential housing status as Watson Homes must comply with the current Money Laundering Legislation.

Area Map



Floor Plans

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.