

**MARETT ROAD**  
**1 BEDROOM APARTMENT**  
**ASKING PRICE £385,000 FLYING FREEHOLD**

## DESCRIPTION

One bedroom apartment with parking in St Helier. This stylish ground floor apartment is presented to the market in immaculate condition throughout following a no expenses spared renovation including re plumbing and rewiring, a new kitchen and bathroom. Located at Marett Court, close to Le Havre des Pas, with restaurants & bars and the local convenience store on the doorstep, this 540 square foot property briefly comprises a welcoming entrance hall, bright living / dining room, separate kitchen, double bedroom and bathroom. Secure under cover parking is provided for one vehicle. The apartment block has recently completed works to the exterior of the building to include new cavity insulation, replacement guttering / downpipes and fully redecorated. The property also benefits from a communal garden. Le Rossignol Estates are delighted to be appointed sole selling agent and internal viewing comes highly recommended.

## DETAILS

### Entrance Hall

Wood flooring

### Bedroom

Fitted carpet

Fitted wardrobes

### Lounge / Diner

Fitted carpet

Space for dining area

### Kitchen

A range of high and low level off white gloss units with granite worktops and grey metro tile splash backs  
Integrated appliances to include 4 ring ceramic hob, extractor fan, electric oven, fridge, freezer and dishwasher

Breakfast bar providing dining space for three people

Antico flooring

### Bathroom

A stylish three piece suite to include w.c, wash hand basin and bath with monsoon shower

Italian porcelain ceramic wall tiles

Antico flooring

### Communal Garden

Well maintained gardens

### Parking

Undercover parking for 1 vehicle (Space 29)

### Services

All mains services excluding gas

Electric heating

Service charge £280.20 quarterly

### Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey

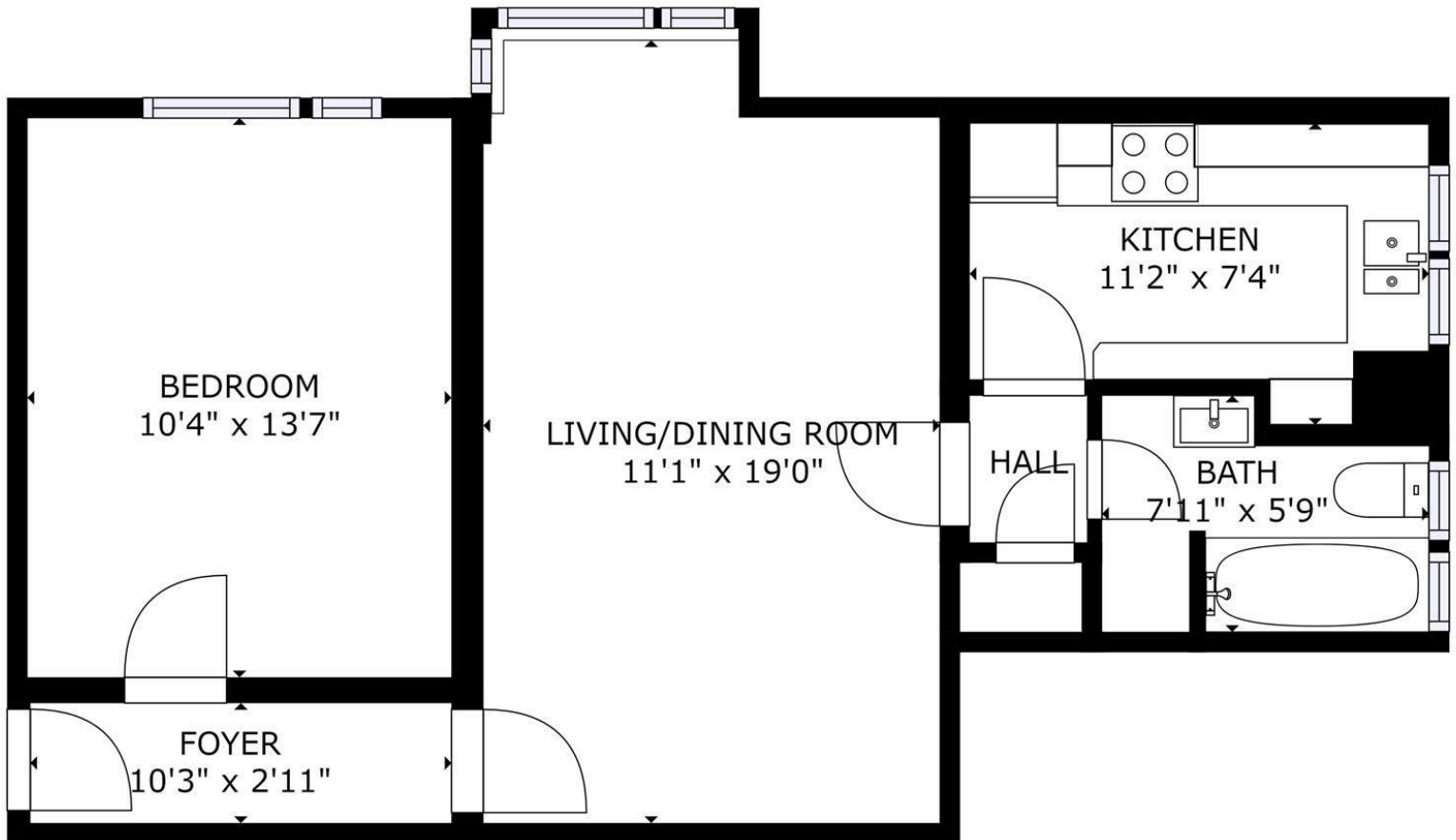
### Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation



*Where personal service flies high*



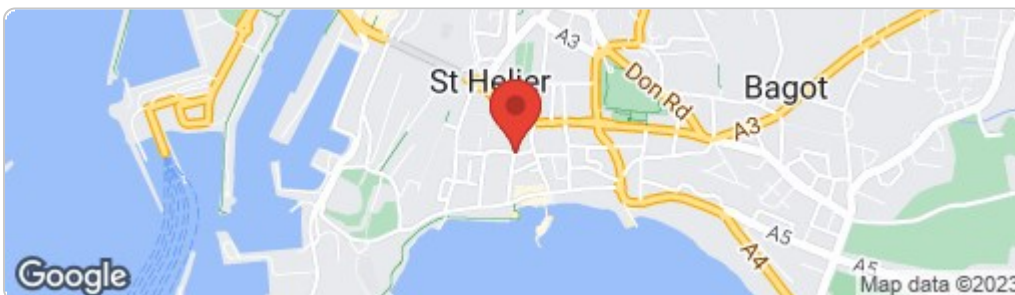


GROSS INTERNAL AREA  
FLOOR 1: 540 sq. ft  
TOTAL: 540 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

**Matterport**



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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