



ST. HELIER
2 BEDROOM HOUSE
ASKING PRICE £665,000 FREEHOLD

DESCRIPTION

Two bedroom, two bathroom, four reception room mews cottage in St Helier, with a surprising amount of space. Presented to the market chain free, this family home is moments from Millennium Park. Retaining many original features, the property briefly comprises a welcoming entrance hall, living room with a feature fireplace, full equipped kitchen / breakfast room (also with an external door), formal dining room (also with a fireplace); the first floor with two large double bedrooms (one en suite) and the house bathroom; and second floor with a large playroom and separate office. Le Rossignol Estates are delighted to be appointed sole selling agents and internal viewing comes highly recommended.

DETAILS

Entrance Hall

Original wood flooring
Under stairs storage

Living Room

Fitted carpet
Feature non functional fireplace but can be reinstated

Kitchen / breakfast room

Tiled flooring
Electric oven, electric hob, fridge / freezer, dishwasher
& washing machine
Door to exterior

Dining Room

Wood effect flooring
Feature gas fireplace

First Floor Landing

Fitted carpet
Airing cupboard

Double Bedroom

Fitted carpet
Fitted wardrobes

En-suite

Tiled flooring
Shower, W.C. & wash hand basin

Double Bedroom

Fitted carpet

Bathroom

Wood effect flooring
Bath with shower screen, W.C. & wash hand basin
Heated Towel Rail

Second Floor Landing

Fitted carpet

Playroom

Fitted carpet
Large room with built in storage

Office

Fitted carpet

Services

All mains services including gas
Gas heating & immersion
Fully double glazed

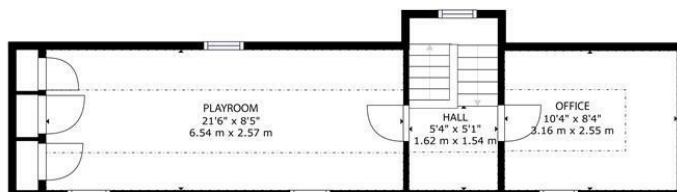
Jersey Housing Qualifications

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

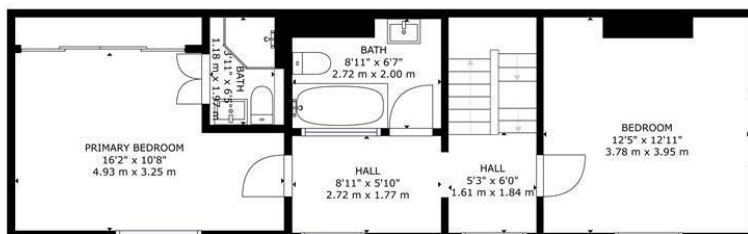
Anti-Money Laundering

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.

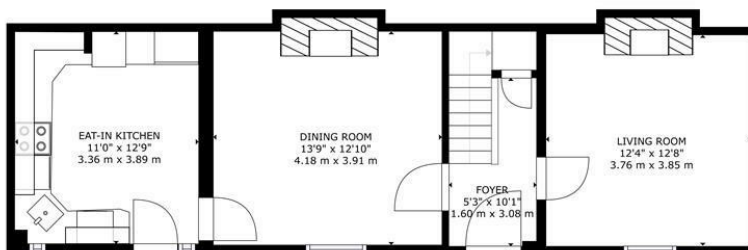




FLOOR 3

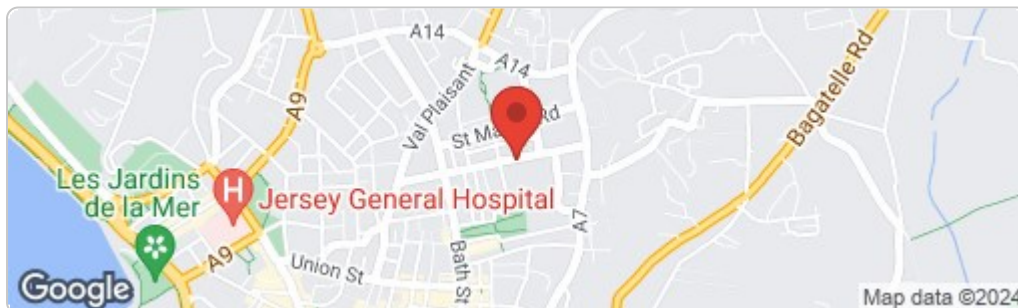


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 576 sq. ft, 54 m², FLOOR 2: 556 sq. ft, 52 m²
 FLOOR 3: 172 sq. ft, 16 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 172 sq. ft, 16 m²
 TOTAL: 1304 sq. ft, 121 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.