



ST. HELIER
1 BEDROOM GARDEN APARTMENT
ASKING PRICE £320,000 FLYING FREEHOLD

DESCRIPTION

Stylish One-Bedroom Apartment with Private Garden – St. Helier

Welcome to this beautifully presented ground floor apartment on West Park Avenue, offering stylish living with the rare bonus of private outdoor space. With its own private entrance, this charming home is perfect for a single professional or couple looking to enjoy the convenience of town living while having a peaceful retreat to come home to. The apartment features a bright and airy reception room that opens directly onto a private courtyard garden—ideal for those who enjoy spending time outdoors or entertaining in the warmer months. The separate, spacious eat-in kitchen has been thoughtfully renovated and provides a welcoming setting for everyday living. The double bedroom includes brand new built-in wardrobes, and the modern shower room is sleek and well finished. Additional features include a communal storage cupboard, garden shed, and the option to include outdoor rattan furniture and the shed in the sale. The sunny courtyard garden is a true highlight, offering privacy, space to relax, and sunshine from lunchtime onwards. There are also two private entrances as the courtyard has a gate. Whether you're dining alfresco, pottering with plants, or unwinding after work, this space is yours to enjoy. It's also ideal for pet owners—with the apartment being pet-friendly and dogs allowed. Located just on the outskirts of St. Helier, the apartment is moments from People's Park and the beach at West Park, offering a wonderful lifestyle with green space and the sea on your doorstep—all while remaining within easy reach of town amenities. Don't miss the opportunity to secure this fantastic home in a great location. Early viewing is highly recommended.

DETAILS

Kitchen / Diner

Vinyl wood effect flooring
Cylinder cupboard
Range of eye and base level units:
Integrated appliances:
Four ring ceramic hob, electric oven, extractor
Freestanding appliances:
Washer / dryer, fridge / freezer

Living Room

Fitted carpet
Glazed door to private courtyard garden

Bedroom

Fitted carpet
Fitted wardrobes with brand new doors

En Suite

Vinyl flooring
W.C.
Wash hand basin
Shower

Courtyard Garden

Private courtyard garden for the exclusive use of this apartment.
Garden shed
Pet friendly

Services

All mains services excluding gas
Electric heating
Service charge £128 pcm

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.

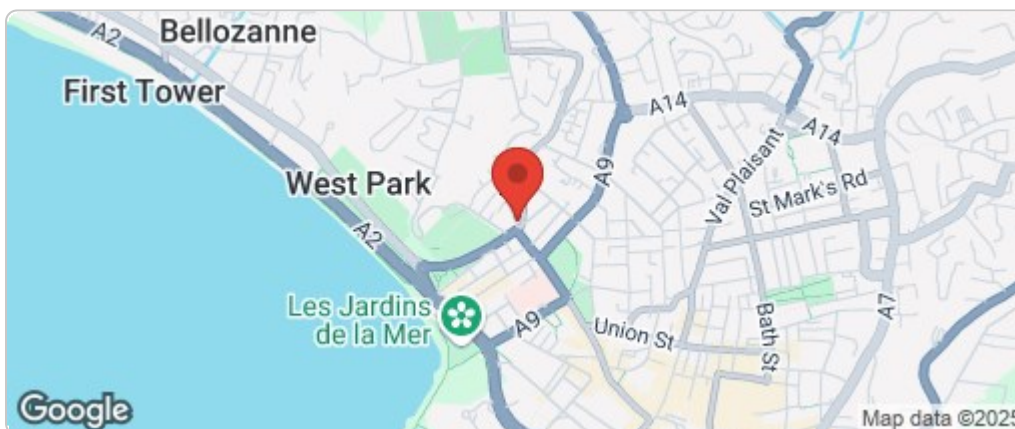
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GROSS INTERNAL AREA
FLOOR 1: 509 sq ft, 47.28 m²
TOTAL: 509 sq ft, 47.28 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

 **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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