



ST. HELIER
1 BEDROOM APARTMENT
ASKING PRICE £339,000 FREEHOLD

DESCRIPTION

One bedroom apartment in St Helier. Located on the outskirts of town this ground floor purpose built apartment will appeal to those who require both outdoor space and parking. The apartment benefits from it's own private entrance, new carpets and flooring throughout, brand new electric heaters in the living room and bedroom and briefly comprises a living / dining room which is open to the conservatory, a kitchen which has the potential to create a more open plan feel through removing the stud wall and the possible addition of a breakfast bar, double bedroom with fitted furniture, bathroom and airing cupboard. Externally is a pet friendly, secure and private decked garden and additional storage. One allocated parking space is provided just moments away. Le Rossignol Estates are delighted to be appointed selling agents and look forward to your call.

DETAILS

Entrance Hall

- Fitted carpet
- Airing cupboard
- Door entry phone

Living Room

- Antico flooring
- Open to conservatory

Conservatory

- Vinyl flooring
- Sliding doors to decked garden

Kitchen

- Tiled flooring
- Range of eye and base level units
- Appliances to include:
 - Electric oven and grill with hob
 - Fridge
 - Washing machine

Bedroom

- Fitted carpet
- Fitted wardrobes
- Door to decked garden

Bathroom

- Tiled flooring
- W.C.
- Wash hand basin
- Bath with shower

Courtyard Garden

- Laid to patio

Parking

- One space (no.2 at St Helier Court opposite CoOp)

Services

- All mains services excluding gas
- New electric heaters (Economy 20 Plus)
- New flooring throughout
- Service charge £65 pcm

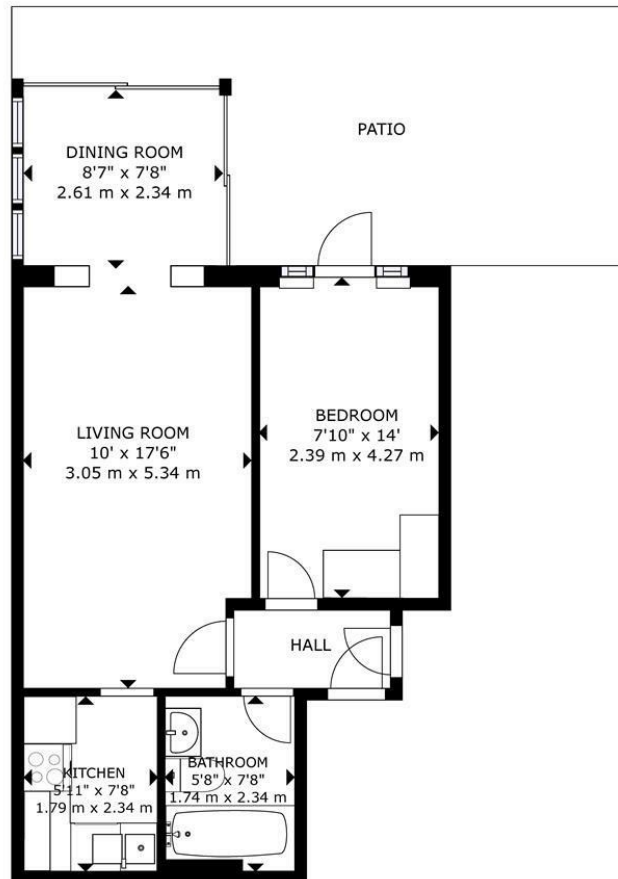
Jersey Housing Qualifications

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

Anti-Money Laundering

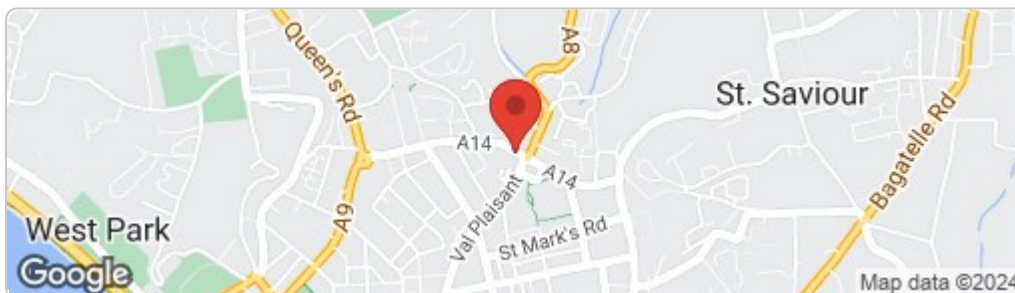
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This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





GROSS INTERNAL AREA
FLOOR 1: 478 sq ft, 44.43 m²
TOTAL: 478 sq ft, 44.43 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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