LE MAISTRE ESTATES



# 2 Hope Apartments Bellozanne Valley

St. Helier, Jersey, JE2 3JX

## Asking price £499,000

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UNDER OFFER WITH LE MAISTRE ESTATES - We are delighted to offer you this spacious 2 bedroom, 2 bathroom apartment with utility and spacious sun terrace within this new development of just five new build apartments. The apartment briefly comprises a large open plan kitchen / dining and living area with double doors opening on to the sun terrace, a utility room, master bedroom with en-suite and double doors opening on to the sun terrace, a second bedroom and house bathroom. The property also benefits from designated parking for 1 car with electric charging point, a bike rack for 2 bikes with electric charging points and is just a short stroll to the beach and St Helier is just a short drive away. VIEWING IS HIGHLY RECOMMENDED.







## Entrance Hall
Welcoming entrance hall, wood effect tiled flooring and underfloor heating, and doors to lounge, utility room, house bathroom, Master bedroom and bedroom 2.

## Kitchen / lounge / dining 25'1" x 11'7" (7.66 x 3.554)
Good sized open plan space with a kitchen offering a range of high and low units with stylish worktops, tiled splash backs and Bosch integrated appliances including a dishwasher, fridge / freezer, hobs with extractor over and double oven.

The lounge & dining area has double doors opening on to the spacious terrace and the whole room has wood effect tiled flooring with under floor heating and recessed lighting.

## Utility 6'6" x 6'5" (1.985 x 1.96)
Great sized utility housing hot water cylinder & fuse boards. Handy work surface with washing machine and dryer below (included, yet to be fitted). Wood effect tiled flooring with under floor heating and recessed lighting.

## Master bedroom 15'3" x 9'2" (4.654 x 2.811)
Great sized double bedroom laid to carpet with built-in wardrobes, glazed door and side light offering access out on to the spacious terrace area. Recessed lighting.

## En-suite 9'2" x 4'6" (2.811 x 1.394)
Fully tiled walls and floor. Large walk-in shower and glass screen, wash hand basin with cupboards below & lit mirrored cupboard above, WC and heated towel rail. Underfloor heating and recessed lighting.

## Bedroom 2 10'2" x 8'11" (3.1 x 2.723)
Double bedroom laid to carpet with window overlooking the spacious terrace area.

## House bathroom 7'2" x 6'1" (2.2 x 1.856)
Fully tiled walls and floor. Bath with shower over and glazed screen, wash hand basin with cupboards below & lit mirrored cupboard above, WC and heated towel rail. Underfloor heating and recessed lighting.

## Terrace
A very spacious terrace ideal for alfresco entertaining constructed with low maintenance composite decking and Accoya hardwood handrails and balustrading.

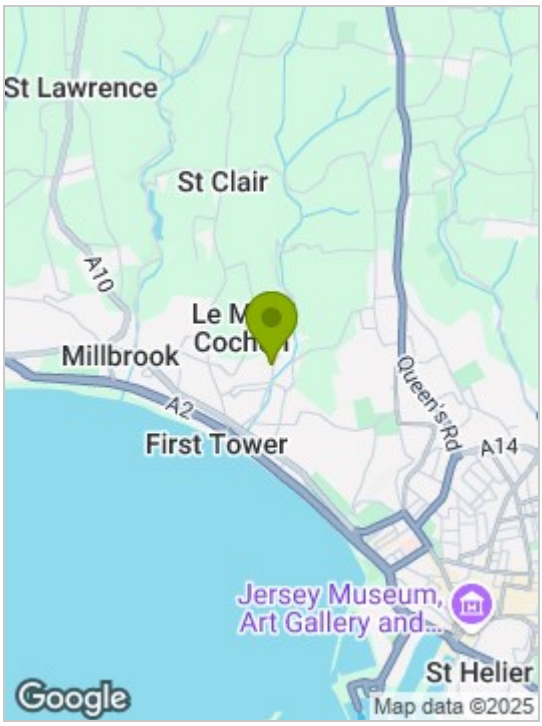
## Parking
Designated parking for 1 car with electric charging point.

## Bike racks
Bike racks for 2 bikes with electric charging points

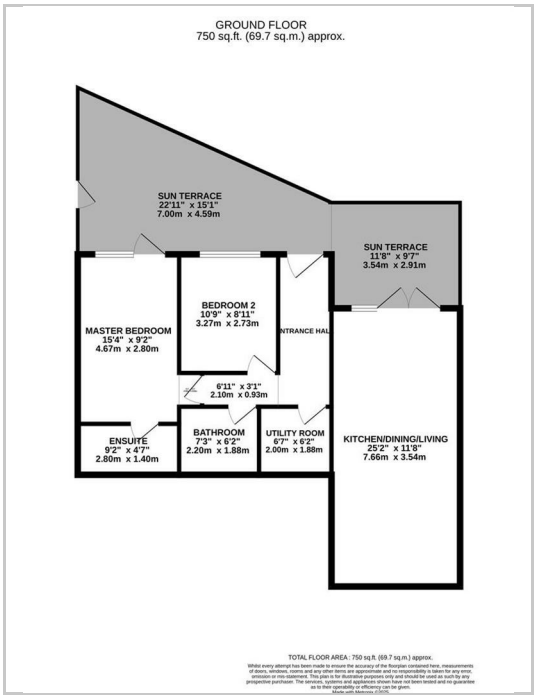
## Services
Brand new build. All mains excluding gas. Fully double glazed. Economy 20+ electric. Service charge £82.60/month. (To include Management fees, accounts preparation fee, buildings insurance, bank charges & sundry expenses, communal utilities, repairs & general maintenance, sundry expenditure & sinking fund contribution)

## Directions
Travelling along the inner road from St Helier to First Tower (St Aubin's Road), turn right at First Tower traffic lights on to Route es Nouaux. Continue and pass the left hand turns to Clos St Andre, St Andrews Road & Pied du Cotil and Hope Apartments are about 500 yards further on your LHS

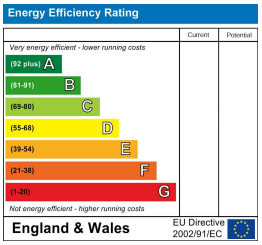
## Area Map

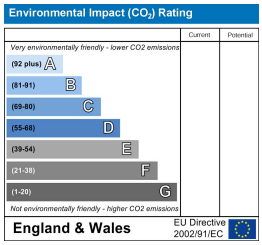



## Floor Plan




## Energy Efficiency Graph




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.