LE MAISTRE ESTATES



5 Hope Apartments Bellozanne Valley

, St Helier, JE2 3JX

Asking price £670,000

2 2 2

UNDER OFFER WITH LE MAISTRE ESTATES - We are delighted to offer you this simply stunning 2 bedroom apartment which boasts vaulted ceilings, plenty of natural light and apartment living at its best. As well as a full width balcony off the main living area the apartment also has a great sized garden enjoying all day sun and briefly comprises of a large open plan kitchen / dining and living area with 2 sets of double doors opening on to the full width balcony, a second reception on the upper level (ideal for a study), a utility room, master bedroom with en-suite and door opening on to a private 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.







Entry Level

Entrance Hallway 13'1" x 6'7" (4 x 2.02)
Welcoming entrance hall, wood effect tiled flooring and underfloor heating, and doors to lounge, utility room, coat cupboard, house bathroom, Master bedroom and bedroom 2.

Kitchen / Dining / Lounge
Very spacious dual height room filled with light and 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 oven & combi-oven.

The dual aspect kitchen, lounge & dining area is pretty much completely glazed to one side and has 2 sets of double doors opening on to the balcony. There are also 3 remote controlled velux windows within the vaulted ceiling area and an oak staircase that takes you to another reception area ideal for an office on the way to the fantastic garden.

Utility 9'11" x 5'10" (3.04 x 1.8)
Great sized utility housing hot water cylinder & fuse boards. Handy work surface with washing machine and dryer below. Wood effect tiled flooring with under floor heating and recessed lighting.

Hallway cupboard 2'8" x 2'0" (0.82 x 0.62)
Ideal cupboard for coats and shoes

Master bedroom 15'5" x 14'1" (4.7 x 4.3)
Great sized dual aspect double bedroom laid to carpet with built-in wardrobes, glazed door and side light offering access out to a paved terrace. Recessed lighting.

En-suite 6'8" x 4'11" (2.05 x 1.518)
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 16'3" x 9'11" (4.96 x 3.04)
Great sized double bedroom laid to carpet with window overlooking a paved terrace area. Recessed lighting.

House bathroom 10'0" x 6'4" (3.05 x 1.935)
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.

Upper level

Second reception 15'5" x 9'3" (4.716 x 2.84)
Good sized area ideal as an office or additional reception area overlooking the main living area with doors out to the garden.

Garden
Fantastic garden accessed from the upper level reception room. The garden enjoys all day sunshine (when it's out) and is mostly laid to paving with lawned areas and planting areas. There is also pedestrian access from the rear lane.

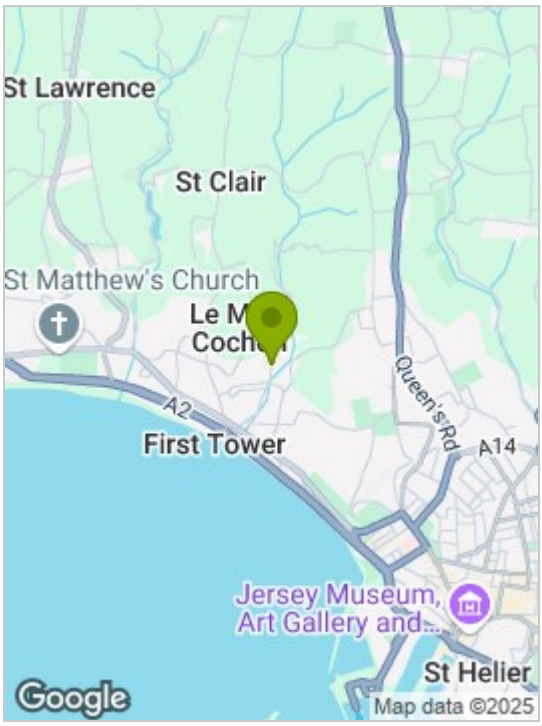
Parking
Designated parking for 1 car with electric charging point.

Bike Racks
Bike racks for 2 bikes with electric charging points

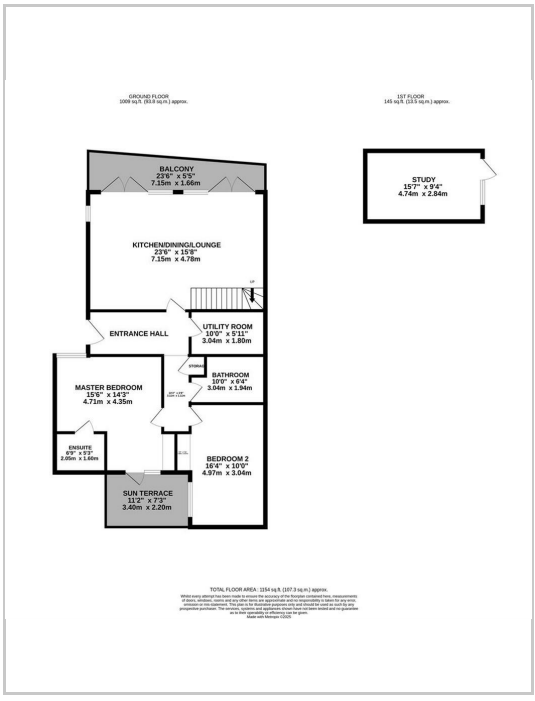
Services
Brand new build. All mains excluding gas. Fully double glazed. Economy 20+ electric. Service charge £127.35/month. (To include Management fees, accounts preparation fee, buildings insurance, bank charges & sundry expenses, communal utilities, repairs & general maintenance, sundry expenditure & 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

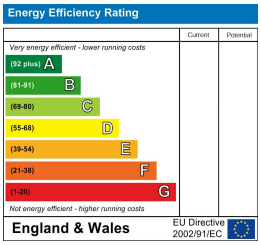
Area Map

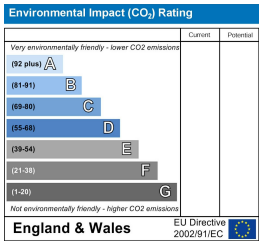


Floor Plan



Energy Efficiency Graph





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