LE MAISTRE ESTATES



1 Charmel La Route de St Aubin

St Helier, Jersey, JE2 3SD

Asking price £439,000

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SHARE TRANSFER - We are delighted to offer you this spacious two-bedroom ground floor garden apartment, ideally located on the outskirts of town and just a short stroll from the centre.

Renovated six years ago, the property is in excellent condition throughout and offers the feel of a small bungalow, complete with a safe and secure paved garden accessed directly from the lounge, perfect for relaxing or entertaining.

Inside, there's a well equipped kitchen, a bright and generous lounge / diner, a double bedroom with built-in wardrobes, a large single bedroom and a modern house bathroom.

Externally, the apartment benefits from parking for three cars and is situated near the Lotus House on the way to First Tower, with convenient access to local amenities and bus routes.

Viewing is highly recommended.







Kitchen 10'2" x 9'10" + 3'9" x 4'6" (3.113 x 3.0 + 1.163 x 1.383)
Dual aspect kitchen with a range of high and low kitchen units with wooden worktops & tiled splashbacks. Integrated Neff slide & hide oven with hobs and extractor over, integrated fridge/freezer & integrated dishwasher. Blinds to windows, wooden floors & recessed lighting.

Lounge / Diner 15'9" x 13'9" (4.81 x 4.2)
Spacious lounge / diner with wood effect flooring and double doors opening on to the safe & enclosed low maintenance paved garden. Recessed lighting.

Bedroom 1 12'9" x 8'10" (3.91 x 2.716)
Large double bedroom with wood effect flooring, built-in wardrobes and recessed lighting.

Bedroom 2 13'3" x 6'2" (4.05 x 1.9)
Large single bedroom with wood effect flooring & recessed lighting.

House bathroom 11'0" x 5'2" (3.37 x 1.59)
Fully tiled walls and floor. Bath with shower over and screen, wall hung WC, wash hand basin with cupboards below and mirrored cupboard above & heated towel rail. The great sized utility cupboard is also located in the bathroom.

Garden
Private, safe & enclosed rear garden laid to paving.

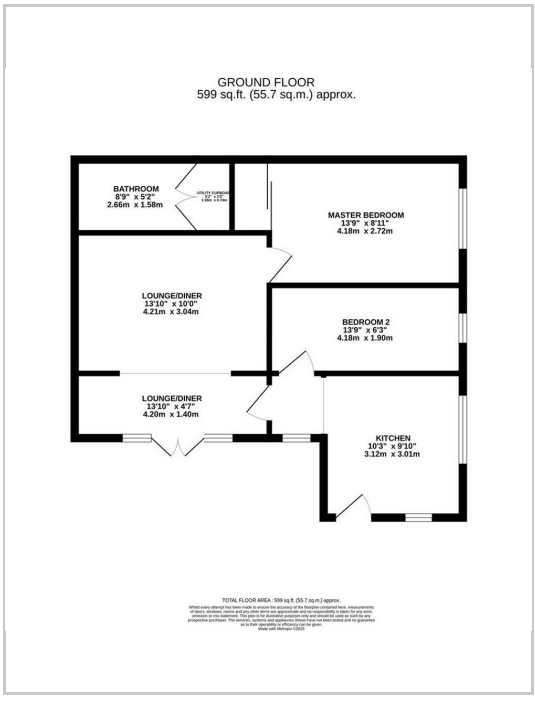
Parking
Designated parking for 3 cars

Services
All mains excluding gas. Fully double glazed. Electric heating. Service charge: £259/month which includes both foncier & occupier rates, mains water, management fees, accountancy fees, data protection registration, bank charges, building insurance, fire weekly testing, fire protection contract, fire certification, fire extinguishers, electrical installation condition report, emergency lighting, communal cleaning, communal electric & sinking fund.

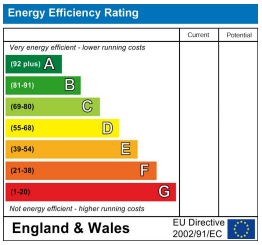
Area Map

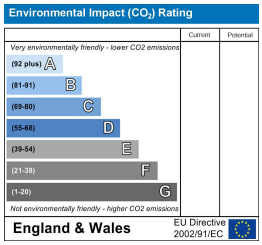


Floor Plan



Energy Efficiency Graph





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