LE MAISTRE ESTATES



Apartment 3, 68 Rouge Bouillon

St Helier, Jersey, JE2 3ZU

Asking price £525,000

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UNDER OFFER WITH LE MAISTRE ESTATES - SHARE TRANSFER - We are delighted to present this exceptional three bedroom Victorian duplex apartment, offering the rare benefit of its own private front door, a front garden, a spacious sun drenched balcony and designated parking for one car, all within a convenient St Helier location.

The apartment is presented in immaculate condition and retains a wonderful sense of character throughout, enhanced by high ceilings and large windows that create a bright and airy feel. On entering, a welcoming porch leads to carpeted stairs rising to the first floor. Here you will find a well equipped eat in kitchen, along with a separate lounge and dining room featuring a charming functional fireplace. The first floor also includes a versatile third bedroom, currently used as a second reception room, plus an under stair utility cupboard and additional storage. Double doors provide access to the generous balcony, perfectly positioned to enjoy sunshine throughout the day.

The second floor offers two further double bedrooms and a recently remodelled shower room, finished to a high standard.

Externally, the property continues to impress with a well maintained entrance garden, the large balcony, and off street parking for one car. Viewing is highly recommended.







Upper Ground Floor

Entrance Porch
Welcoming entrance porch with tiled flooring and carpeted stairs to main living area.

First Floor

Landing
Spacious landing laid to carpet with doors to eat-in kitchen, lounge / diner, bedroom 1 (currently used as an additional lounge) and door out to the sun-drenched balcony terrace. Carpeted stairs with utility cupboard & under stairs to second floor.

Kitchen 9'4" x 7'9" (2.87 x 2.38)
Eat-in kitchen with a range of high and low wooden kitchen units with laminate worktops and tiled splashbacks. Integrated oven with hobs & extractor over, integrated fridge/freezer & dishwasher. Tiled flooring and large window letting in plenty of natural daylight.

Lounge / Diner 13'9" x 12'0" (4.2 x 3.66)
Good sized lounge / diner laid to carpet with feature functional fireplace and large window letting in plenty of natural light.

Bedroom 1 / Second reception 14'5" x 12'3" (4.4 x 3.75)
Large double bedroom / lounge laid to carpet with large window letting in plenty of natural light.

Second Floor

Landing
Carpeted landing with built-in storage cupboards & doors to bedrooms 2 & 3 plus house shower room. Loft access.

Bedroom 2 13'9" x 9'2" (4.2 x 2.8)
Double bedroom laid to carpet with built-in wardrobes and plantation shutters to window.

Bedroom 3 9'10" x 9'6" (3.0 x 2.9)
Double bedroom laid to carpet with built-in wardrobes and plantation shutters to window.

House Shower Room 8'2" x 11'1" (2.5 x 3.4)
Tiled floor & part walls. Large walk-in shower, wash hand basin with cupboards below & mirrored cupboard above, WC & heated towel rail. Plenty of built-in storage.

Balcony
Great sized sun drenched balcony ideal for alfresco living and entertaining

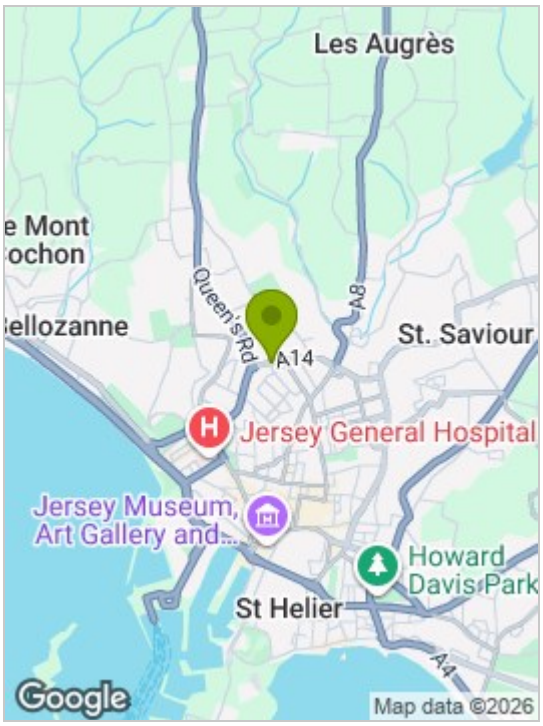
Garden
Front garden with tarmac path, planted borders and gravelled centre piece with palm trees. Owned & used solely by this apartment.

Parking
Off street parking for 1 car

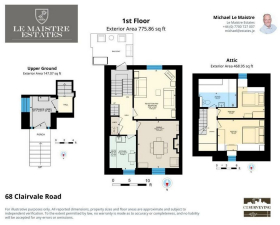
Services
All mains excluding gas. Mains drains, mains water, electric storage heating. Service charge £168.25/month covering buildings insurance, parish rates, management fees, exterior repairs and sinking fund.

Directions
68 Rouge Bouillon makes the corner with Rouge Bouillon and the very top of Clearview Street

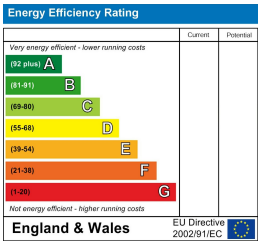
Area Map

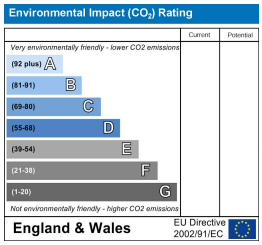


Floor Plan



Energy Efficiency Graph





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