LE MAISTRE ESTATES



No. 2 St Helier Court Val Plaisant

St Helier, Jersey, JE2 4TB

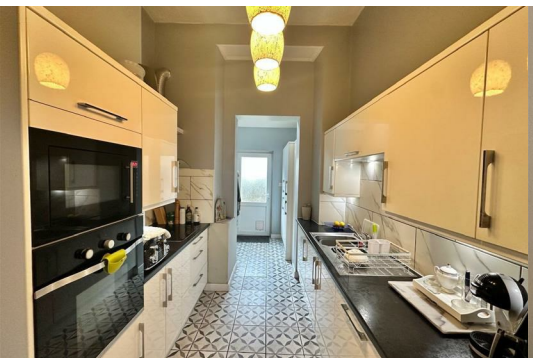
Offers invited £565,000

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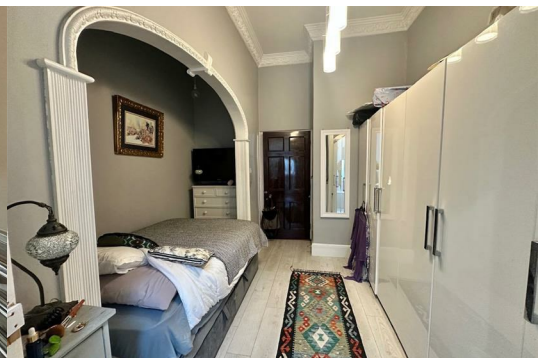
SHARE TRANSFER - We are delighted to present this impressive three bedroom | three bathroom ground floor period apartment, situated within St Helier Court at Val Plaisant. Spacious and full of charm, the property showcases a wealth of original features including high ceilings, cornicing, ceiling roses and a working open fireplace, creating a wonderful sense of character throughout.

All three bedrooms are generous doubles and each benefits from its own en suite facility, providing excellent comfort and privacy. A separate house cloakroom is also available, ideal for when entertaining guests. The third bedroom is arranged as a self contained annexe with its own entrance, offering a superb opportunity for additional income if required, or ideal accommodation for extended family, older children or guests.

Externally, the apartment enjoys access to well maintained communal gardens, along with the added benefit of a garage and parking for one car. Viewing is highly recommended to fully appreciate the space, flexibility and period character on offer.







Ground Floor

Kitchen 17'8" x 8'0" (5.4 x 2.46)
Range of high and low high white gloss kitchen units with dark laminate worktops & tiled splashbacks. Integrated appliances including fridge / freezer, dish washer, oven, microwave and hobs with extractor over. Tiled flooring. Door out to washing line area.

Lounge / Dining 21'6" x 16'2" (6.56 x 4.95)
A spacious lounge / diner filled with natural daylight from the large windows. The room also benefits from original pine floorboards, high ceilings, original period features and a functional fireplace.

Internal Hallway
Hallway with wooden floors & doors to kitchen, lounge, Cloakroom, bedroom 1 + door to annexe

Bedroom 1 18'4" x 12'0" (5.6 x 3.67)
Double bedroom with high ceilings, large window letting in plenty of light & built-in wardrobes

En-suite 7'10" x 3'7" (2.39 x 1.1)
Tiled floor & Part walls. Bath with shower over, WC, wash hand basin & heated towel rail. Frosted window.

Bedroom 2 12'6" x 11'5" (3.823 x 3.5)
Double bedroom with high ceilings, period features & vinyl wood effect flooring.

En-suite 5'10" x 5'10" (1.8 x 1.8)
Tiled floor & part walls. Bath, wash hand basin with drawers below & mirrored cupboard above, Heated towel rail & WC. Frosted window.

Cloakroom 4'1" x 3'7" (1.25 x 1.1)
Tiled floor. WC, wash hand basin & frosted window.

Bedroom 3 / Annexe 16'8" x 11'5" (5.1 x 3.48)
Large double bedroom with own entrance.

En-suite 7'2" x 3'3" (2.2 x 1.0)
Tiled floor & part walls. Shower, WC, wash hand basin & heated towel rail.

Garage
Single garage

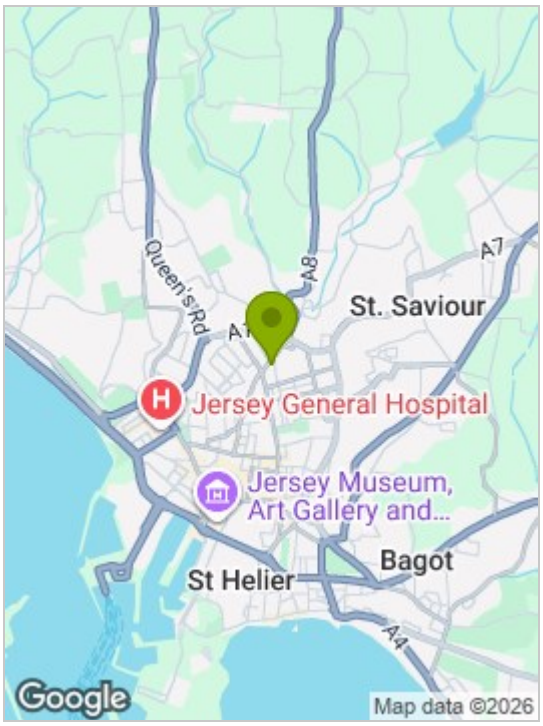
Parking
Designated parking for 1 car plus garage

Communal gardens
Central lawn with planting enjoying all day sunshine.

Services
Mains drains, mains water, mains gas. Gas and electric heating. Fully double glazed.

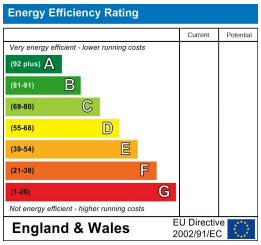
Service charge: £235/month to include both occupier & foncier rates, water rates, management fees, company secretary, accountancy, building insurance, communal cleaning, repairs & maintenance, gardening, utilities, bank charges & annual returns.

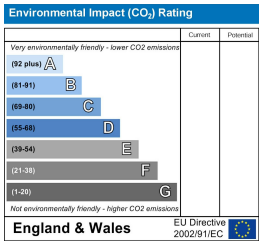
Area Map



Floor Plan

Energy Efficiency Graph





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