LE MAISTRE ESTATES



2 Linden Hall La Route de la Trinite,

St Helier, Jersey, JE2 4JN

Asking price £549,000

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We are delighted to present 2 Linden Hall, a modern and beautifully maintained two bedroom ground floor apartment offering easy, low maintenance living in a convenient position off La Route de la Trinité. Completed in 2020, the property remains in excellent order and is ideal for buyers seeking a turnkey home with outdoor space and parking.

The accommodation is well planned and flows nicely, with a bright living and dining space enjoying a sunny aspect and direct access out to the private garden. The kitchen is smart and contemporary with integrated appliances, while both bedrooms are generous doubles and are served by a modern shower room. A particularly practical benefit is the separate utility room, keeping laundry and storage neatly tucked away.

Outside, the apartment enjoys a private south facing garden area, ideal for relaxing or entertaining, and the property is further complemented by two dedicated parking spaces immediately outside. The service charges are low and the development does not permit dogs.

An excellent option for those wanting a well presented home with outdoor space and easy access into St Helier. Viewing is highly recommended.







Kitchen 9'7" x 8'10" (2.93 x 2.71)
Great sized kitchen with a range of high and low white wooden kitchen units with integrated fridge / freezer, dish washer & microwave plus standalone cooker with hobs and extractor over. Wood effect vinyl flooring. Large window letting in plenty of light.

Utility 9'8" x 6'4" (2.962 x 1.95)
Spacious utility with a range of kitchen units, wooden worktops and stainless steel sink & drainer. Large frosted window.

Lounge 15'11" x 14'2" (4.87 x 4.33)
Spacious lounge laid to carpet with high ceilings and 2 large windows letting in plenty of light.

Principal Bedroom 14'1" x 10'3" (4.31 x 3.13)
Double bedroom laid to carpet with two large windows letting in plenty of light.

Bedroom 2 12'8" x 10'8" (3.87 x 3.256)
Double bedroom laid to carpet with large window letting in plenty of light.

House Shower Room 7'3" x 6'2" (2.21 x 1.88)
Shower with enclosure, WC, wash hand basin with cupboards below & heated towel rail. Large frosted window.

Garden
Gravelled garden area ideal for relexing and entertaining.

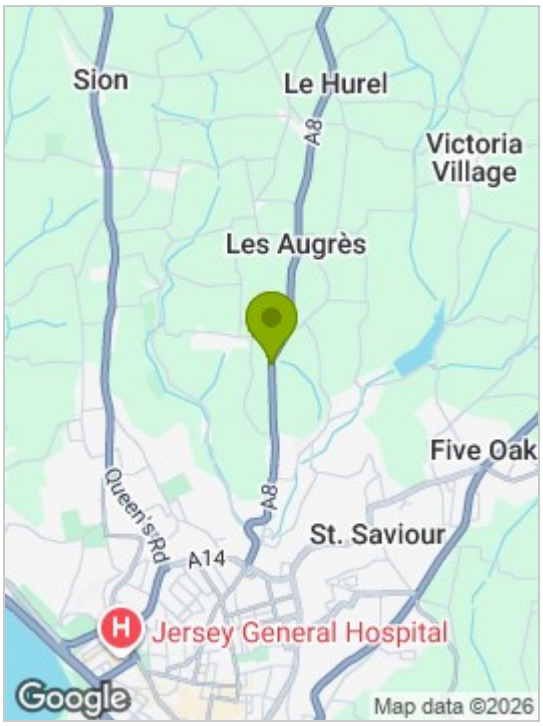
Parking
Designated parking for 2 cars,

Services
All mains. Fully double glazed. Electric heating.

Service charge £165 per QUARTER

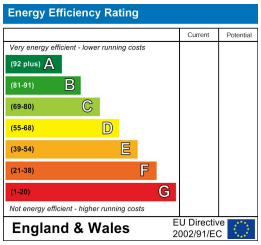
REGRET: NO DOGS

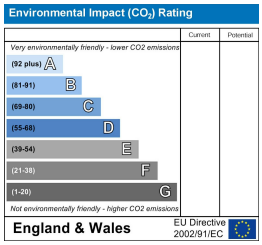
Area Map



Floor Plan

Energy Efficiency Graph





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