



LE MAISTRE  
ESTATES



## 8, The Balmoral Executive Suites Clarendon Road

St. Helier, Jersey, JE2 3YW

Asking price £460,000



UNDER OFFER WITH LE MAISTRE ESTATES - SPACIOUS 2 BEDROOM APARTMENT - We are delighted to offer you this fantastic first floor, 2 bedroom, 2 bathroom apartment within this prestigious building of just 16 apartments. The apartment is spacious, light and airy and has many original features such as high ceilings, ornate cornicing and ceiling roses. The modern kitchen is open plan to the living and dining area and has double doors out on to the massive decking terrace (48m<sup>2</sup>) overlooking the communal garden and is ideal for entertaining or just enjoying an alfresco lifestyle. The master bedroom is huge, has plenty of fitted wardrobes and enjoys an en-suite bathroom, the second bedroom also has an en-suite shower room and has double doors opening on to the large decking terrace. The apartment also benefits from use of the communal garden, has a large storage cupboard within the basement and off road designated parking for 1 car. The apartment is situated on a peaceful one way street in St Helier yet just a short stroll from the town centre. VIEWING IS A MUST.



### Kitchen / Dining / Lounge 20'0" x 16'4" (6.1 x 5.0)

A range of high and low, high white and grey gloss kitchen units with black worktops, tiled splash backs, integrated oven, hobs with extractor over, integrated fridge/freezer & washer/dryer. The room itself has very high ceilings, ornate cornicing and ceiling roses with chandeliers, a wall mounted TV and wooden flooring. As well as a large window letting in plenty of daylight there are double doors opening on to the massive balcony / terrace which is 48m2 in size.

### Hallway 17'10" x 3'11" (5.45 x 1.20)

Hallway with wooden flooring and chandelier lighting with doors to a storage cupboard, master bedroom and bedroom 2

### Master bedroom 19'0" x 12'11" (5.8 x 3.95)

A very large double bedroom with fitted mirror fronted wardrobes, recessed lighting and large window overlooking the communal garden.

### En-suite 7'0" x 5'6" (2.15 x 1.7)

Fully tiled walls and floors. Bath with shower above and glass screen, WC, wash hand basin with mirror above, wall mounted mirrored cabinet and frosted window with wooden blinds.

### Bedroom 2 10'7" x 8'4" (3.25 x 2.55)

Fitted new grey carpet. built-in wardrobes, recessed lighting and double doors to large terrace.

### En-suite 7'4" x 3'11" (2.25 x 1.2)

Fully tiled walls and floors. Shower, WC, wash hand basin with mirror above and heated towel rail.

### Storage cupboard 3'11" x 3'3" (1.2 x 1.0)

Internal storage cupboard.

### Terrace 34'3" x 15'3" (10.45 x 4.65)

Large decked balcony / terrace (48m2) ideal for entertaining or just to enjoy an alfresco lifestyle with stainless steel and glass hand railing.

### Storage

Large storage cupboard within basement of building. Plus further storage available.

### Communal garden

Communal garden laid to grass.

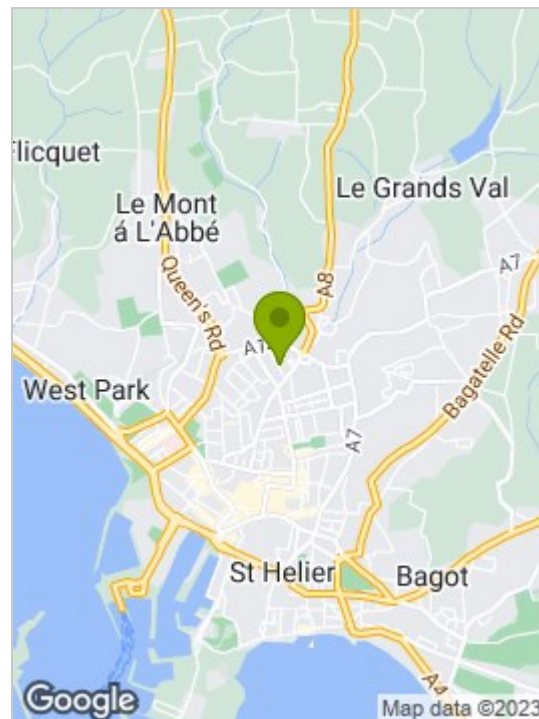
### Parking

Parking for 1 car.

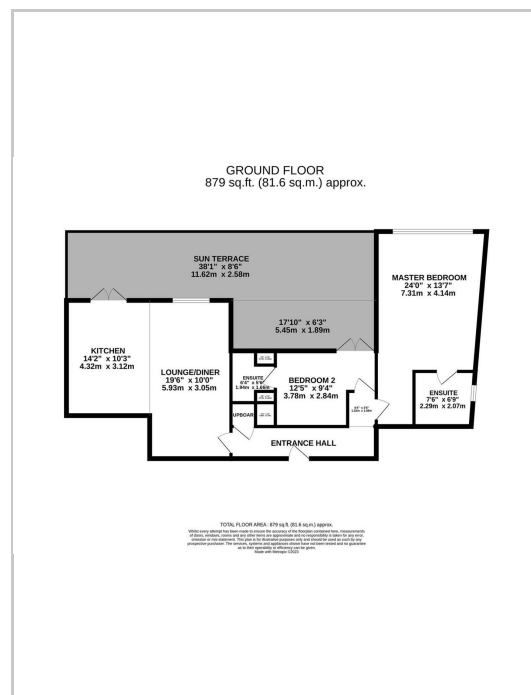
### Services

All mains excluding gas. Electric heating. Fully double glazed.

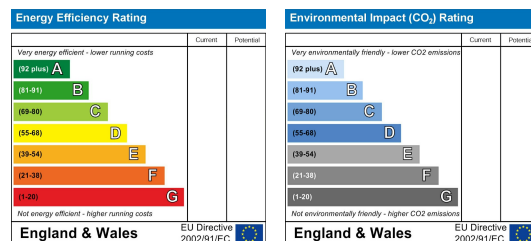
### Area Map



### Floor Plan



### Energy Efficiency Graph



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