



## 10 Limegrove Apartments Green Street

St. Helier, Jersey, JE2 4UB

£615,000



TOP FLOOR - PENTHOUSE, 2 BEDROOM, 2 BATHROOM PURPOSE BUILT APARTMENT WITH SEA VIEWS, PARKING & LIFT SERVICE – We are delighted to offer you this spacious 2 bedroom, 2 bathroom, top floor penthouse, light & airy apartment approximately 930ft<sup>2</sup> in size within this prestigious, smart and peaceful residence of just 12 apartments situated within walking distance of central St Helier. The south facing open plan kitchen, living and dining area affords wonderful rooftop and sea views from the floor to ceiling glazed windows and have access out to one of the balconies. The master suite also affords the roof top & sea views and has access to a second balcony. There is also a large second bedroom filled with light and a house bathroom. Serviced by lift access, the apartment also benefits from underground secure parking for 1 car a lockable storage cupboard, communal bike racks & bin store. COMFORTABLE TOWN LIVING AT IT'S BEST



**Entrance Hallway 23'1" x 3'9" + 7'6" x 3'3" (7.05 x 1.16 + 2.3 x 1.0)**  
 Large entrance hallway with wooden flooring, telephone entry system and doors to all rooms plus storage cupboard and airing cupboard

**Kitchen / lounge / diner 19'2" x 13'8" + 7'4" x 7'4" (5.85 x 4.18 + 2.25 x 2.25)**

Very light and airy open plan room with rooftop and sea views from 3 of the southside windows. The kitchen itself comprises of a range of high and low wooden units with dark worktops and tiled splash backs. Integrated double oven, fridge / freezer, dish washer, integrated hobs with extractor over and stainless steel sink and drainer. The lounge / diner is a great space with a floor to ceiling glazed double window and door out to balcony taking in the rooftop and great sea views.

**Master bedroom 19'6" x 13'6" + 5'5" x 4'5" (5.96 x 4.12 + 1.66 x 1.35)**

Double bedroom laid to carpet with window taking advantage of rooftop & sea views, west facing floor to ceiling glazed double window and door to second balcony. Fitted wardrobes.

**En-suite**

Fully tiled walls and floor. Bath with shower over and wrap around shower screen. WC and wash hand basin with lit mirror above. Recessed lighting.

**Bedroom 2 16'4" x 11'3" (5.0 x 3.43)**

Double bedroom laid to carpet with west facing floor to ceiling glazed double window and built-in wardrobes.

**House bathroom 7'1" x 5'10" (2.16 x 1.8)**

Fully tiled walls and floors, large walk-in shower, WC and wash hand basin with lit mirror above.

**Parking & storage**

1 x secure underground parking space & lockable store cupboard within basement  
 Communal bin store & bike racks

**Services**

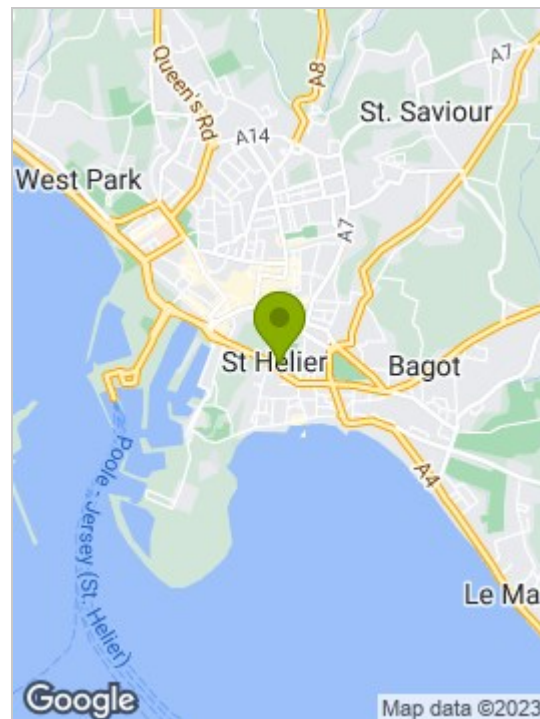
All mains excluding gas. Fully double glazed. Electric heating

Service charges £190/month which includes parish rates (foncier & occupier), lift maintenance, communal maintenance, lighting & cleaning. Building insurance.

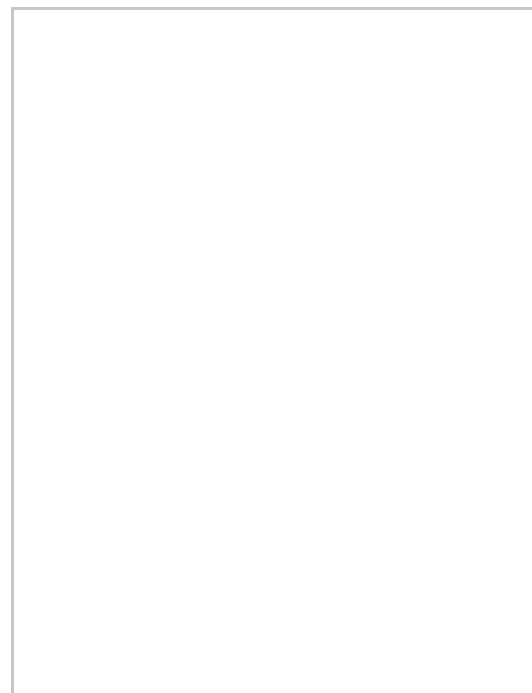
**Directions**

Limegrove Apartments are situated opposite The Limes on La Route du Fort.

**Area Map**



**Floor Plan**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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