



Apartment 11, The Courtyard, St Martins House La Grande St. Martin, Jersey, JE3 6UG

Asking price £379,000



ST MARTIN - NEW INSTRUCTION - We are delighted to offer you this 1 bedroom garden apartment in the much sought after Parish of St Martin. The apartment is situated within the courtyard of the St Martin's House development opposite the Parish Church and the Royal Pub and Dining plus enjoys communal gardens, a communal swimming pool, great bus routes (the number 3, 13 & 23), it's just a couple of minutes walk from the local doctors surgery, the Village vets, Marks and Spencers, across the road from the Royal and benefits from designated parking for 1 car and also has its own private patio area with additional pedestrian access off the La Grande Route de Maufant with an outdoor covered storage area. Albeit a garden apartment the main entrance to the apartment shared by one other apartment, is up a flight of stairs. The apartment itself consists of a great sized separate kitchen, lounge / diner with patio doors opening out on to the private West facing patio, house bathroom and spacious dual aspect double bedroom. Accompanied by low service charges, the facilities and location on offer, the apartment is a must see and definitely not one to be missed out on.



Communal Entrance Hallway

Communal entrance hallway, shared by just 1 other apartment, laid to carpet with stairs to first floor.

Apartment entrance hallway

Carpeted hallway with doors to kitchen, lounge, bathroom and bedroom.

Kitchen 10'2" x 6'11" (3.1 x 2.11)

Range of high and low cream wooden units with laminate worktops and tiled splashbacks. Integrated fridge / freezer, oven with gas hobs and extractor over. Wood effect flooring and window overlooking courtyard.

Lounge 16'0" x 10'3" (4.9 x 3.13)

Carpeted lounge with patio doors opening on to the private terrace.

Bedroom 12'9" x 12'6" (3.9 x 3.82)

Dual aspect double bedroom with built-in wardrobes laid to carpet.

Bathroom 7'1" x 6'2" + 3'4" x 2'11" (2.16 x 1.9 + 1.04 x 0.9)

Fully tiled walls and wood effect vinyl flooring. Bath with shower over and screen, WC and wash hand basin with lit mirror above.

Exterior

Private West facing paved terrace area with gate and alternative access to pavement beyond. Purpose built lean-to storage shed attached to apartment. DESIGNATED parking for 1 car.

Communal Facilities

Communal gardens, heated swimming pool, storage shed and bin stores.

Services

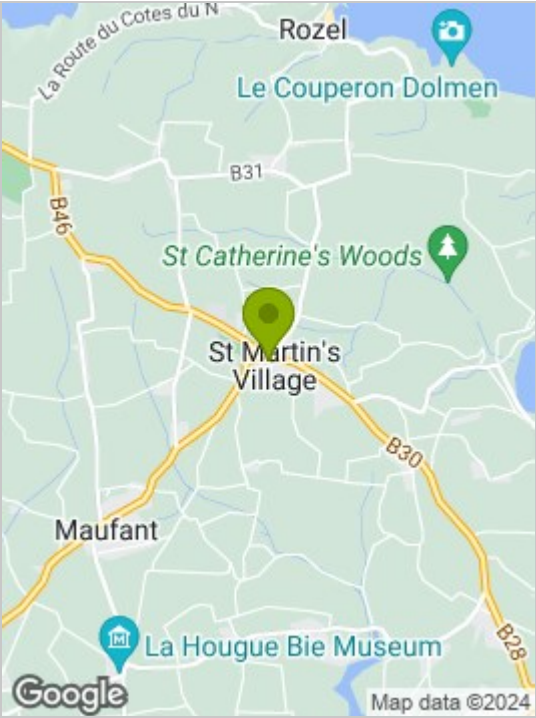
Mains gas, water and drainage. Gas central heating and hob. Fully double glazed.

Service charge approx. £140/month.

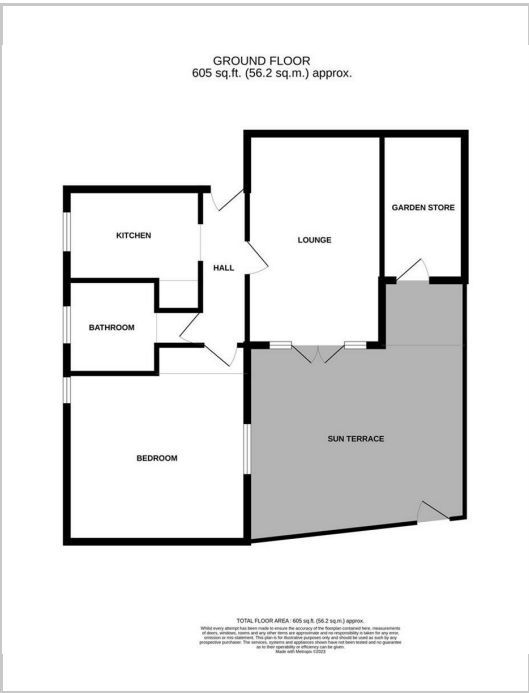
Directions

The Courtyard at St Martin's House is directly opposite the Parish Church and The Royal at St Martins.

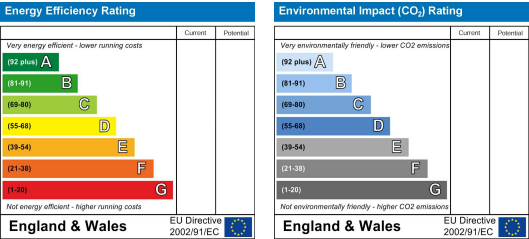
Area Map



Floor Plan



Energy Efficiency Graph



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