



Apartment 2, Wrentham Hall La Grande Route de Rozel

St Martin, Jersey, JE3 6AP

Asking price £325,000



SHARE TRANSFER - We are delighted to present this characterful one bedroom apartment situated within Wrentham Hall in the highly sought after parish of St Martin.

Set within a country village location, the apartment offers excellent potential for purchasers looking to modernise and create a charming home with period character. The property benefits from high ceilings throughout, original floorboards, large windows and a feature fireplace, giving the apartment a lovely sense of space and individuality. The accommodation comprises a good sized kitchen with loft storage above and access to the rear communal area, a spacious lounge diner filled with natural light, a double bedroom and a house bathroom. While the apartment would now benefit from updating, it provides an excellent opportunity to add value and personalise the space. Externally, the property benefits from designated parking for 2 cars, communal garden and seating areas, communal bin stores, a storage shed and communal washing lines. The location is particularly convenient, with the amenities of St Martin's Village all within easy walking distance, including the Royal Pub & Dining, M&S, doctor's surgery, pharmacy, Village Vets, Village Tea Rooms and the Parish Hall. For added connectivity, the Number 3 bus stop is positioned directly outside Wrentham Hall.

An ideal opportunity for first time purchasers, downsizers or investors seeking a one bedroom apartment in a desirable village setting with countryside walks nearby and excellent local amenities on the doorstep. Viewing is highly recommended.



Kitchen 10'5" x 9'10" (3.2 x 3.0)

Good sized kitchen with a range of high and low kitchen cupboards with tiled splash backs and laminate worktops. Vinyl flooring, window overlooking rear of property and door opening out on to the communal washing line area. Loft storage above kitchen.

Lounge / Dining 16'0" x 13'1" (4.9 x 4.0)

Great sized south facing lounge / diner with original floorboards, high ceilings, feature fireplace and large windows letting in plenty of natural light.

Bedroom 12'7" x 11'4" (3.85 x 3.47)

Double bedroom laid to carpet with some built-in furniture. Window overlooking rear of property.

House bathroom 7'2" x 6'6" (2.2 x 2.0)

Tiled floor & part walls. Bath with shower and shower screen, WC, wash hand basin with mirror above and frosted window.

Parking

Designated parking for 2 cars.

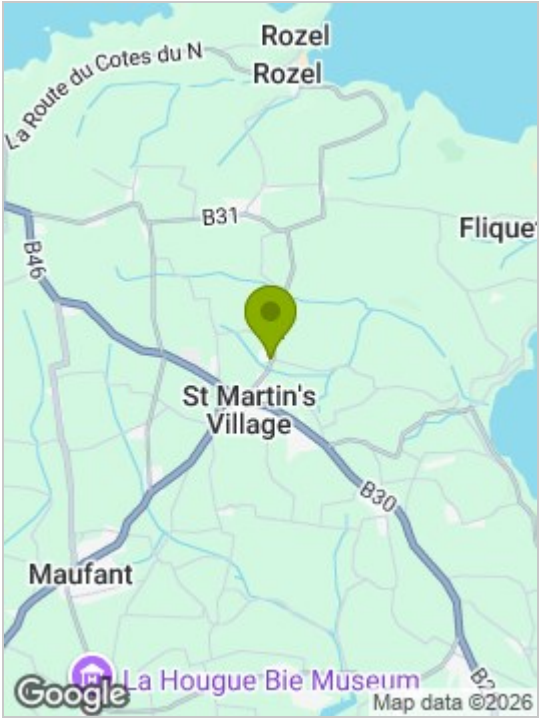
Communal areas

Communal gardens and sitting areas, bin stores, store & communal washing line area.

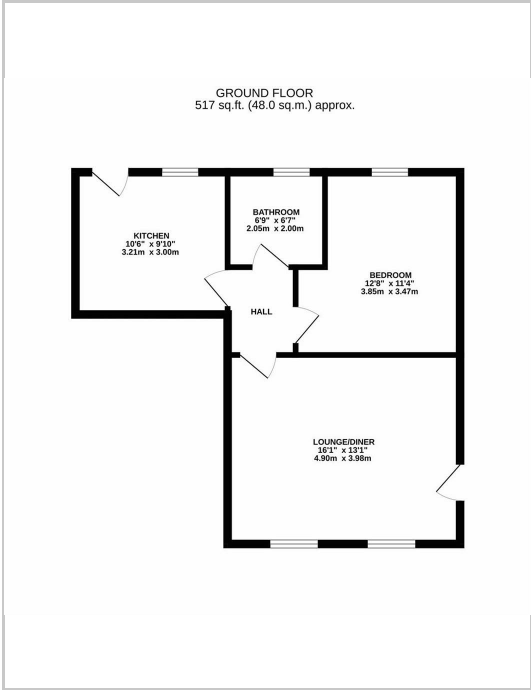
Services

All mains excluding gas. Mains drains, borehole water, fully double glazed. In the process of being connected to mains water.
Service charge: £93.11/month to include Parish rates, general maintenance, gardening costs, accountants fees and electricity for communal areas. Service charge will be reevaluated to include water bills once connected to the mains water.
Buildings insurance liability for apartment 2 - £560/year.

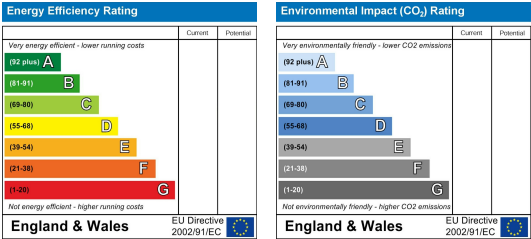
Area Map



Floor Plan



Energy Efficiency Graph



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