



## 9 Douro Court Le Mont Pinel

Jersey, JE2 7RS

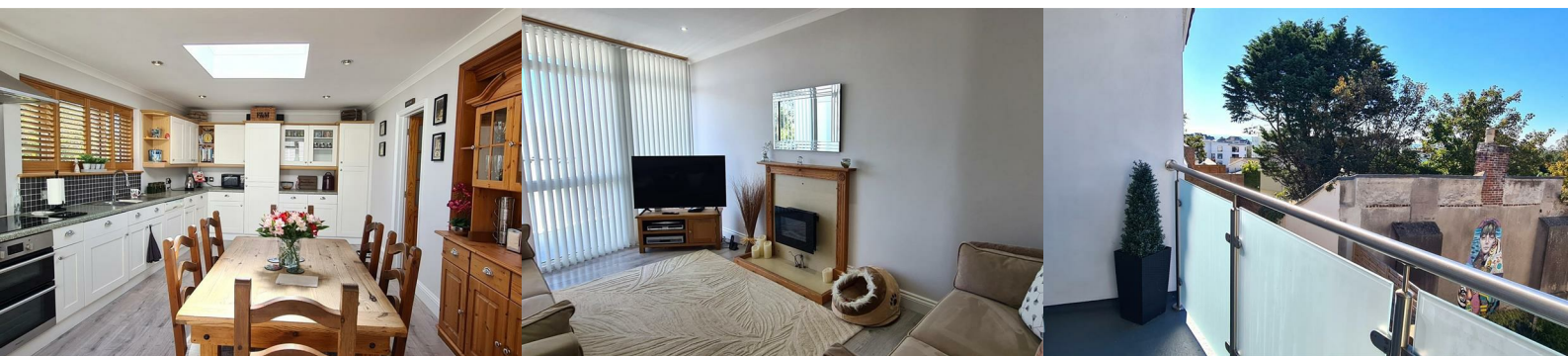
Asking price £549,000



Flying Freehold - A lovely 2 bedroom apartment that has been recently refurbished, including a new roof and new electrics, new plantation shutters installed. Ideally situated in an elevated quiet location with only a short drive to St Helier and local schools.

Briefly comprising a large newly fitted eat-in kitchen, lounge with access to private balcony with a distant sea view, 2 double bedrooms and bathroom. Sunny and private decked sun terrace, large garage with parking for 1 outside the garage. Communal sunny garden. The vendors have use of 2 other parking spaces in the lane.

The property immaculately presented a credit to the present owners.



### **Eat-in Kitchen 24'0 x 15'0 (7.32m x 4.57m)**

A newly refurbished large kitchen/diner with dual aspect windows and plantation shutters. Range of high and low light grey kitchen units with integrated 5 ring induction hob with stainless steel extractor hood, electric oven, washer/dryer, fridge/freezer and integrated space for dishwasher. Skylight letting the light flood in and newly fitted wood effect flooring. Recess lights. Glazed door to:

### **Inner Hall**

With wood effect flooring. Doors to all rooms.

### **Lounge 15'2 x 10'6 (4.62m x 3.20m)**

Light and airy lounge with feature fireplace and electric fire. Newly fitted wood effect flooring and recess lights. Door to balcony with distant sea view.

### **Master bedroom 15'3 x 9'6 (4.65m x 2.90m)**

Double bedroom with an extensive range of fitted wardrobes. Window with plantation shutters. Wood effect flooring & recess lights.

### **Bedroom 2 13'0 x 7'6 (3.96m x 2.29m)**

Double bedroom with window plantation shutters. Cupboard housing hot water cylinder. Recess lights and wood effect flooring.

### **Bathroom 8'10 x 5'4 (2.69m x 1.63m)**

Fully tiled. Comprising bath with shower attachment, pedestal wash hand basin, WC and heated towel rail. Tiled flooring and recess lights.

### **Balcony**

Good size balcony accessed from the lounge with distant sea views.

### **Sun terrace**

A delightful sunny terrace with ample room for table and chairs. Composite decking.

### **Garage**

Good size garage plus parking for 1 car in front of garage.

### **Communal Garden**

Safe and secure communal garden laid to lawn with flower borders, shrubs and trees.

### **Services**

All mains (no gas) new electric heating. Fully double glazed. New roof.

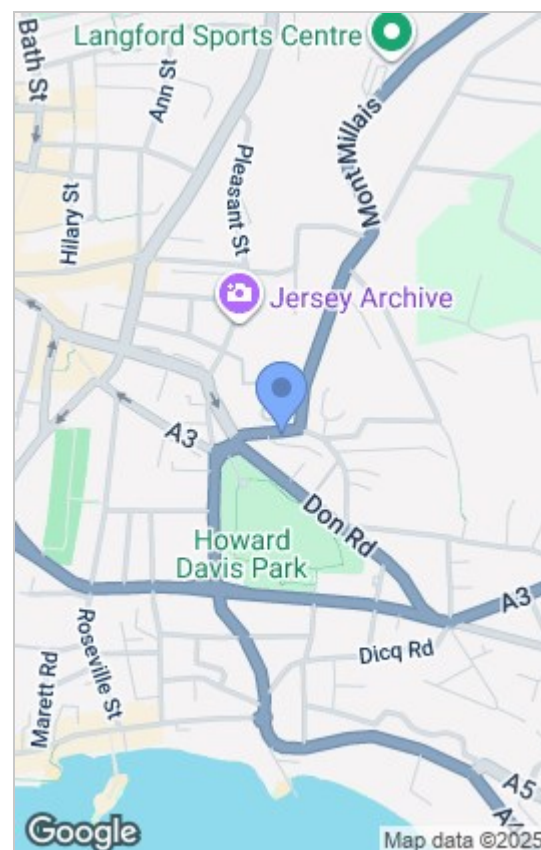
### **No Service Charge**

Only building insurance.

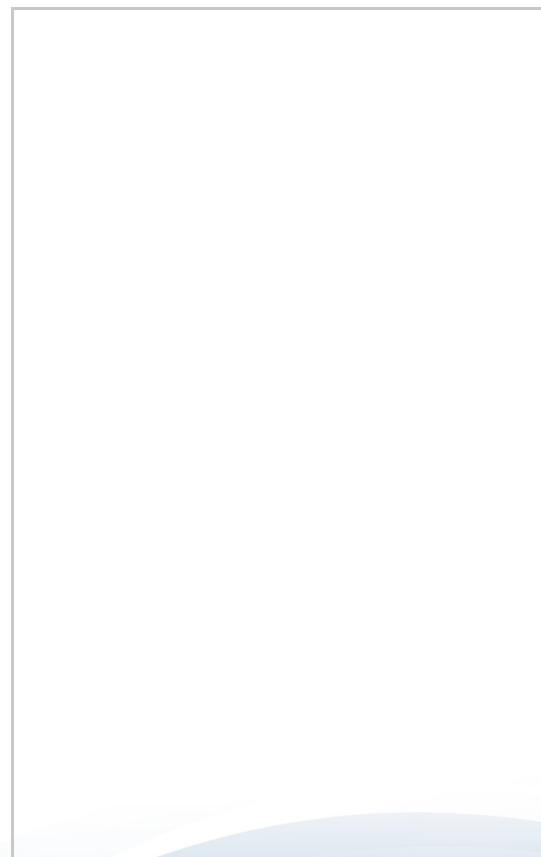
### **Exterior**

Small outside understairs storage cupboard

## **Area Map**



## **Floor Plans**



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