

# 7 CARTREF APARTMENTS

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**1,261**

SQ FT

---

**£2,300 ST. SAVIOUR**

ENTITLED/LICENSED This top-floor, West-facing apartment is located in the popular Cartref development. The block consists of eight apartments in total that were fully renovated in 2019 and are situated close to numerous primary and secondary schools. The apartment is only a short commute to central St. Helier and benefits from a host of local amenities nearby. The accommodation comprises an entrance hall with a utility cupboard, an open plan sitting/dining area and a kitchen as well as three double bedrooms (one en-suite) and a family bathroom. This impeccable home benefits from a range of NEFF appliances and LED lighting throughout. Externally there is parking for one vehicle, visitor parking as well and a manicured communal garden. Available July.



**LIVINGROOM**

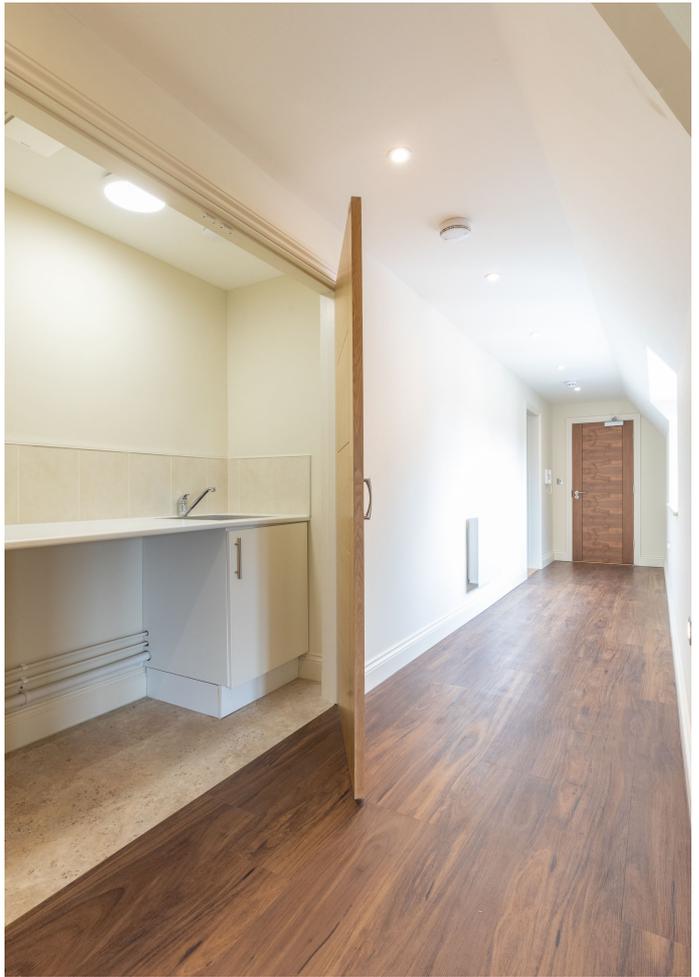
The Channel Island Estate Agent

---

























<b>Entrance Hall</b>	12'7 x 38'5
<b>Sitting Room</b>	15'1 x 14'7
<b>Kitchen/Dining Room</b>	15'1 x 8'5
<b>Utility Room</b>	2'8 x 6'7
<b>Primary Bedroom</b>	18'4 x 10'10
<b>En-suite</b>	5'11 x 6'7
<b>Bedroom 2</b>	10'11 x 23'4
<b>Bedroom 3</b>	11'10 x 20'4
<b>Bathroom</b>	8'6 x 7'3

**KEY FACTS**

Three bedrooms & two bathrooms  
Top floor apartment with far reaching views  
Fully refurbished in 2019  
Communal gardens  
Allocated parking for one plus visitor spaces  
Excellent bus routes with short commute to town  
Shared electric vehicle charge point Available July  
Regret not suitable for pets  
Water included within monthly rent  
QUALIFIED/LICENSED

**SERVICES**

Mains drains and water service

**HEATING**

Electric Dimplex heaters throughout

**APPLIANCES**

Integrated NEFF dishwasher  
Integrated NEFF fridge & freezer  
Integrated microwave  
Integrated oven with ceramic hob & extractor fan

**INCLUSIONS**

To include all items listed in the inventory/condition report

**SCHOOL CATCHMENT**

St Saviour  
Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£2,300**



**LIVINGROOM**  
The Channel Island Estate Agent