B104 CAVELL HOUSE

SOLE AGENT



2
BEDROOMS

2
BATHROOMS

£2,350 **ST. HELIER**

ENTITLED/LICENSED. A beautifully presented, ground floor apartment located within one of Jersey's most recognisable and sought-after developments, College Gardens is located on the edge of town and within easy walking distance to all the amenities St. Helier has to offer. The property offers a spacious open-plan Kitchen/dining/sitting room, leading onto a private balcony perfect for enjoying afternoon and evening sun. There are two generous double bedrooms each with fitted wardrobes, including a primary bedroom with En-suite, along with a modern house bathroom. Externally, the apartment also benefits from a designated underground parking space and a private store room, ideal for bicycles, as well as ample visitor parking. Residents enjoy access to approximately an acre of well-maintained communal lawned gardens, featuring multiple seating areas, table tennis facilities, and a complimentary on-site gym. Regret not suitable for pets. Available January 2027.

LIVINGROOM
The Channel Island Estate Agent


104




BOSCH
Wash &























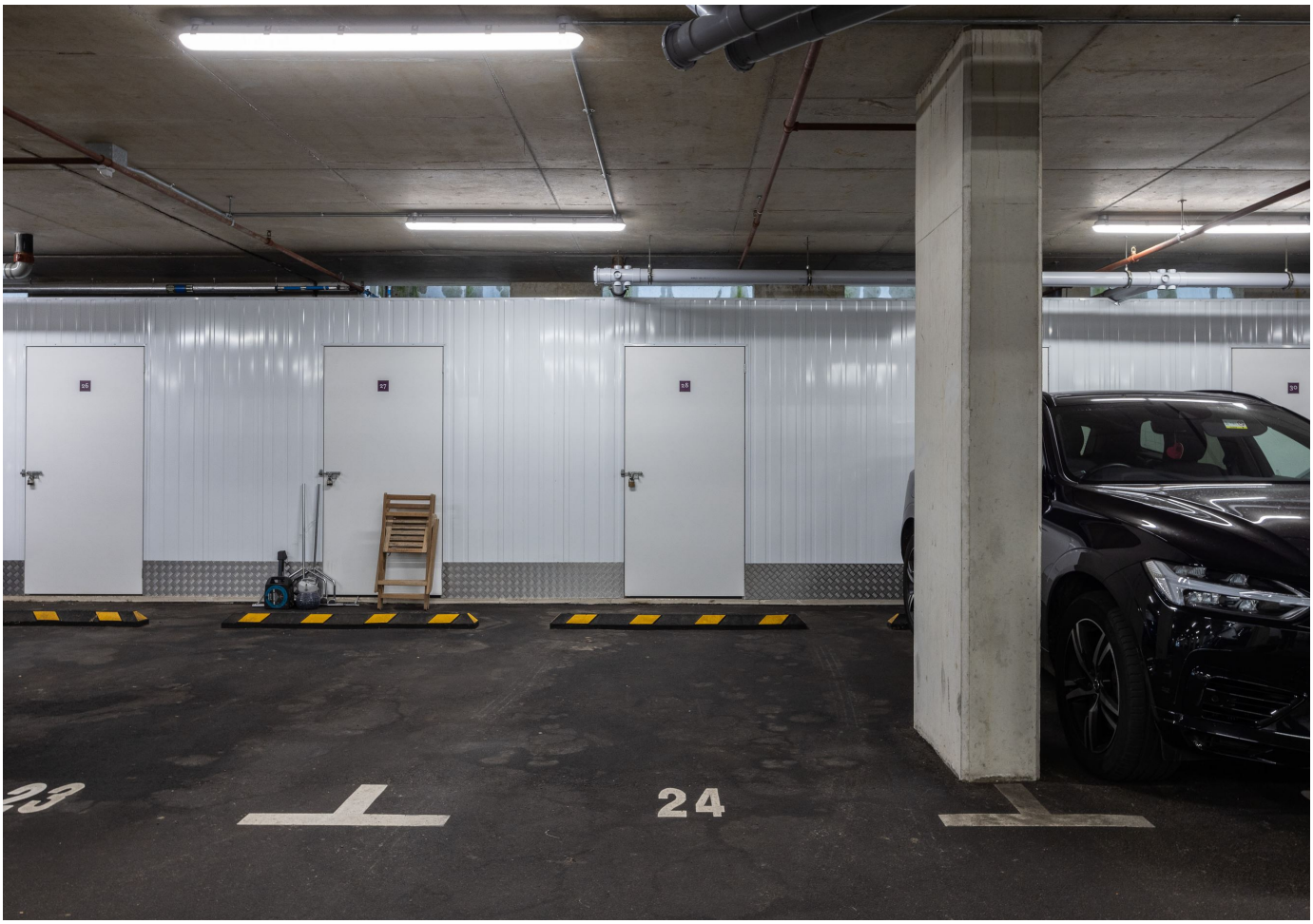





LADIES'
1898
COLLEGE
LADIES'
1898
COLLEGE






24

Entrance hall	14'7 x 11'2
Kitchen/dining/sitting room	23' x 12'2
Primary bedroom	15'8 x 10'
En-suite bathroom	7'3 x 4'1
Bedroom two	11'3 x 9'4
House bathroom	8'8 x 6'0
Patio	33'3 x 8'1

KEY FACTS

Located within the iconic College Gardens Development

Ground floor with good size patio garden areas

Beautifully maintained communal gardens

Immaculately presented

Designated garaged parking

Private store room

Complimentary communal gym

Available January 2027

Regret not suitable for pets

Monthly rent to include service charges

ENTITLED/LICENSED

SERVICES

Mains water and drainage

HEATING

Electric heating throughout

APPLIANCES

Bosch oven

Bosch electric hob and extractor

Bosch microwave

Bosch dishwasher

Bosch Washer/dryer

INCLUSIONS

To include all items listed in the inventory/condition report

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.

£2,350

