

2, THE LEA



2

BEDROOMS

1

BATHROOM

576

SQ FT

5.1%

YIELD

£499,000 LOCAL MARKET, FOREST

This ground-floor, modern apartment is situated in the prestigious Infinity development 'The Lea' which is situated in the heart of the Forest parish, located above Petit Bot Valley. Newly constructed in 2022 and finished to a high standard throughout, the property offers good natural light with an outlook over-looking neighbouring agricultural fields. The accommodation comprises its own entrance with an external storage space, hallway, two bedrooms with built-in wardrobes, bathroom, fully fitted kitchen/dining room with breakfast bar and a sitting room - both have a sliding door leading out to a small garden area. Externally, there is an allocated parking space and a communal bike and bin store. A superb opportunity to purchase an easy maintainable home in a convenient and beautiful area of the island.



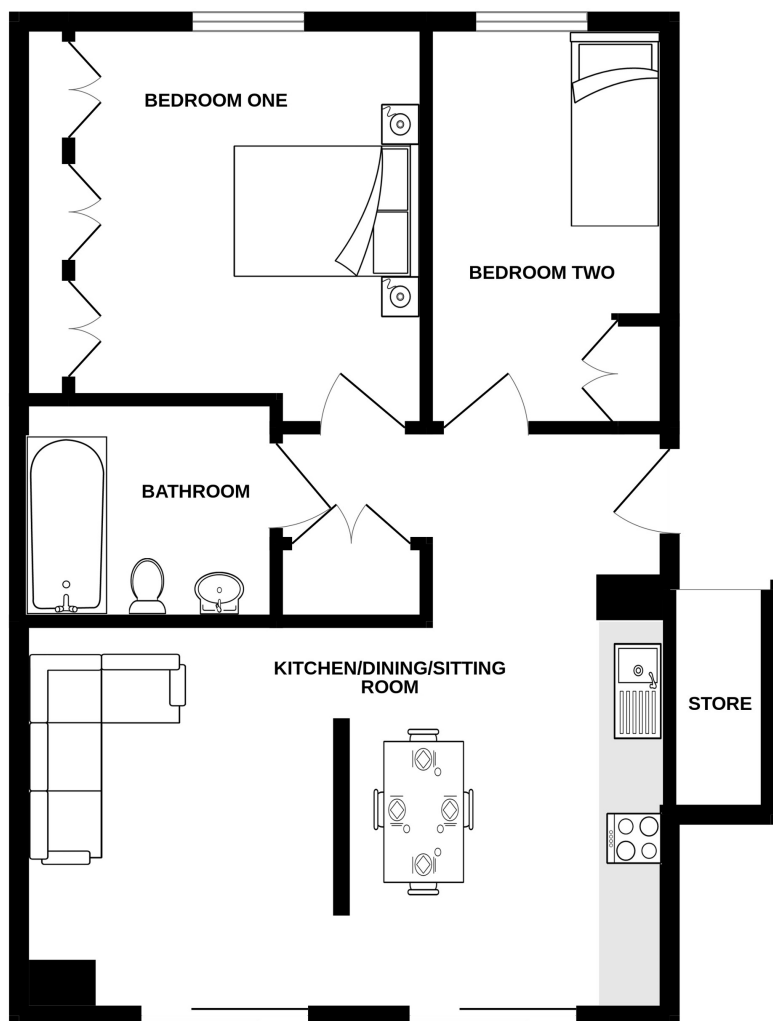
LIVINGROOM

The Channel Island Estate Agent





GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GROUND FLOOR (OWN ENTRANCE)

Kitchen/dining/sitting room	21'1 x 18'0
Bedroom one	12'0 x 11'0
Bedroom two	12'0 x 7'2
Bathroom	7'6 x 6'6

KEY FACTS

Modern, ground-floor apartment
Situated in a new prestigious development
Walking distance to Petit Bot Valley and Bay
Outlook over neighbouring fields
Small garden and parking for one vehicle
Communal bike and bin store. Pets allowed.

SERVICES

Mains services

DRAINAGE

Communal cesspit

HEATING

Electric heating
Underfloor heating in bathroom

APPLIANCES

Hotpoint oven
Hotpoint microwave combi oven
Hotpoint fridge and freezer
Hotpoint induction hob and extractor unit
Hotpoint slimline dishwasher
Hotpoint washer dryer

N.B.

Service charge is £65pcm.
Pets allowed.

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings (excluding the light over the breakfast bar) and appliances as listed.

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.

£499,000



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