

# 1 THE LAURELS



**3**

BEDROOMS

**2**

BATHROOMS

**1,112**

SQ FT

**4.1%**

YIELD

**£730,000 ST. HELIER**

Built by renowned builders Antler in 2009, this end-of-terrace mews-style townhouse is a perfect home for families or couples alike. Accommodation is arranged over three floors and comprises an entrance hall, cloakroom, sitting room/diner, and separate kitchen. Presented in show home condition, the property offers a contemporary look with an open-plan sitting/dining room on the ground floor with garden access. The first floor has two double bedrooms, a bathroom, and a utility cupboard. The top floor has the primary double bedroom with an en suite and a study area on the landing area. The current owner has maintained the property well and is presented beautifully. Externally, there is parking for two vehicles together and a beautiful, private and low maintenance, South-facing sunny garden at the rear plus a small garden at the front. At the rear of the development, accessed from Cleveland Road, there is a gated entrance which a video entrance system inside the property can operate. A...



**LIVINGROOM**

The Channel Island Estate Agent















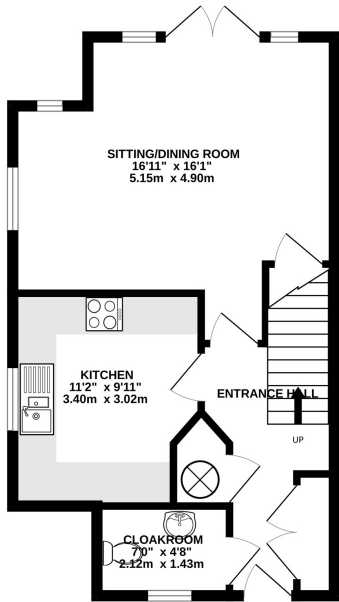




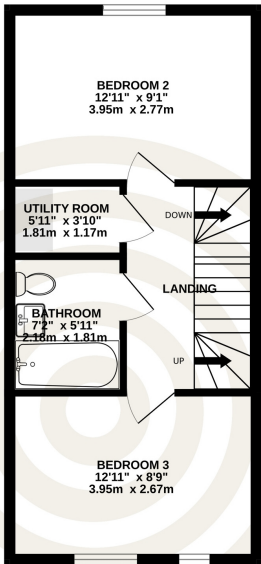




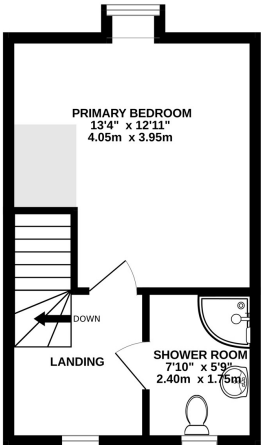
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
278 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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.  
Made with Metropix ©2024



## GROUND FLOOR

Entrance Hall	7'0 x 13'3
Cloakroom	7'0 x 4'8
Kitchen	9'11 x 11'2
Sitting/Dining Room	16'11 x 16'1

## FIRST FLOOR

Landing	7'0 x 11'0
Bedroom Two	12'11 x 9'1
Bedroom Three	12'11 x 8'9
Bathroom	5'11 x 7'2
Utility Room	5'11 x 3'0

## SECOND FLOOR

Landing	7'2 x 12'1
Primary Bedroom	12'11 x 3'4
Shower Room	5'9 x 7'9

## KEY FACTS

Three bedrooms, two bathrooms plus cloakroom, one reception  
Open plan sitting/dining room with doors onto the garden  
Separate kitchen  
Ideal lock-up & leave  
Two designated parking spaces  
Low maintenance, South-facing enclosed garden  
Built in 2009 by Antler  
Numerous local shops, restaurants and cafes on your doorstep  
Short walk to town and Havre Des Pas

## SERVICES

Mains drains and water services

## HEATING

Electric Economy 7, underfloor throughout, no boiler.

## POTENTIAL RENTAL INCOME

£2500 pcm

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

St Luke  
Le Rocquier

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.

**£730,000**



**LIVINGROOM**  
The Channel Island Estate Agent