

2 SOMERSET APARTMENTS

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

830

SQ FT

POA ST. HELIER

Directions: Proceed along St Aubins Rd with Peoples Park on your left then go left into Old St Johns Rd. Go up the hill and when the road bends sharply to the left, the property is on the right hand side. FLYING FREEHOLD. An immaculate and contemporary garden apartment conveniently located on the edge of St Helier. Walk to work, this modern home is beautifully presented, offering two double bedrooms, a house bathroom and an en-suite shower from the primary bedroom. The living space is generous with plenty of space for dining and relaxing, it benefits from direct access onto the large private patio from the sitting room and primary bedroom. There is a separate stylish fitted kitchen with a window through to the dining area. Two tandem spaces for vehicles under a carport complete this attractive apartment. There is also storage for bicycles under the car port. It comes with a large external store close by to the apartment's front door. A smart apartment that is highly deserving of...



LIVINGROOM

The Channel Island Estate Agent





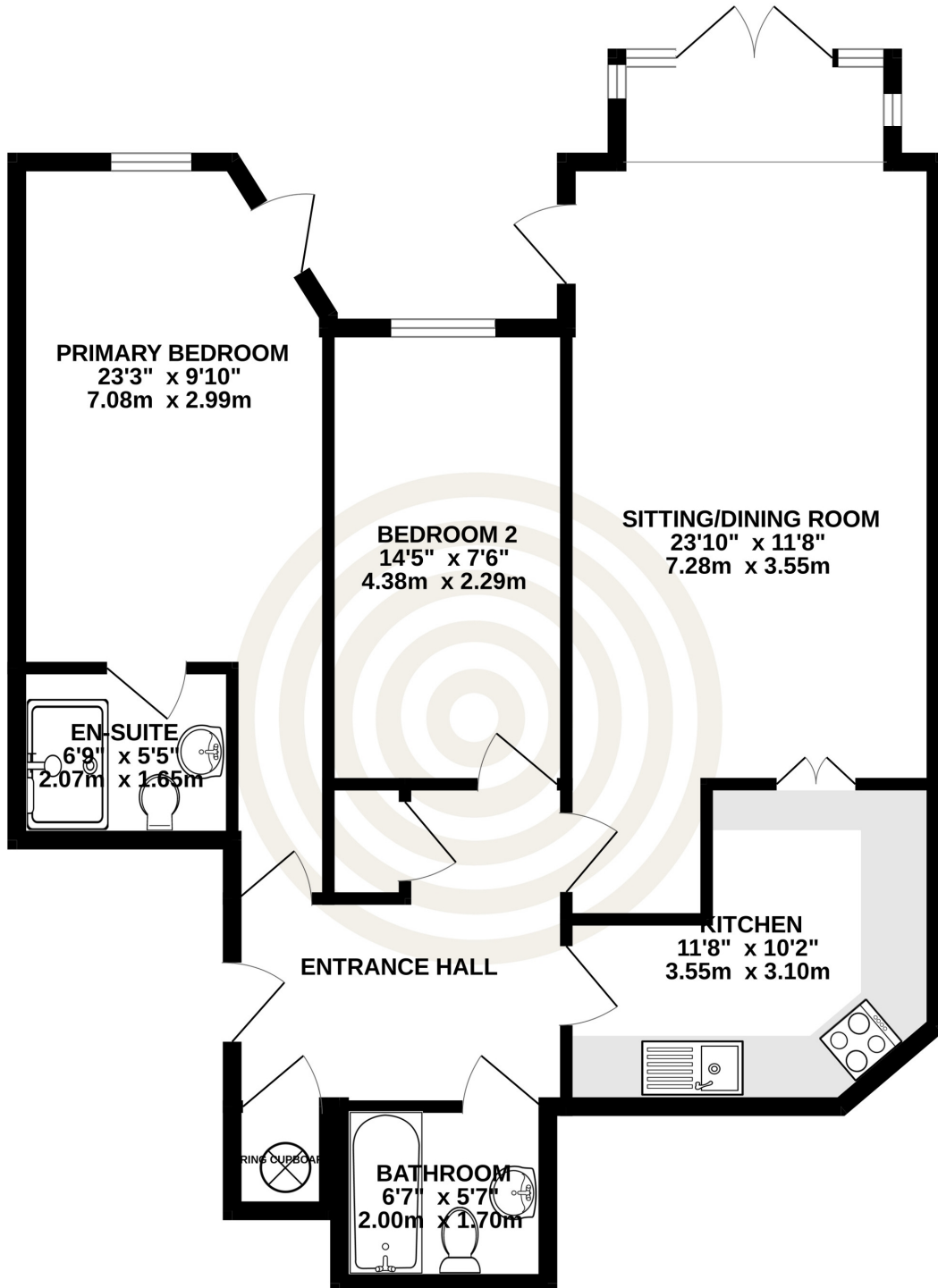


IMAGES 2 SOMERSET APARTMENTS





GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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

Entrance Hall	10'6 x 10'2
Kitchen	11'8 x 10'2
Sitting/Dining Room	11'8 x 23'10
Primary Bedroom	9'10 x 23'3
En-suite	6'9 x 5'5
Bedroom Two	7'6 x 14'5
Bathroom	6'7 x 5'7

KEY FACTS

Two bedrooms, two bathrooms
Large and bright sitting room/diner
One in a block of six apartments
Purpose built in 2000
Sitting room and primary bedroom with access to large private patio
External store
Parking for two vehicles under a car port
Convenient location, walk to work

SERVICES

Mains water and drains

HEATING

Electric Economy 7 heating with radiators with underfloor in the bathroom

SERVICE CHARGE

£220 pcm

MANAGING AGENT

Mark Cummins

RESTRICTIONS

Pets are permitted

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

d'Auvergne
Haute Vallee

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.

POA



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