



La Retraite La Pouquelaye, St. Helier JE2 3GF

Apt548. Qualified. This incredibly spacious, duplex apartment forms part of a character property which comprises of only 4 apartments and a cottage. With its own front door this very large apartment occupies the first and second floors and the accommodation comprises of a large lounge, a recently installed, separate kitchen and house bathroom on the first floor with 2 double bedrooms on the second floor. There is a possibility of converting the loft space above the kitchen to create an en-suite bathroom, subject to all relevant permissions being approved. Situated in a very quiet and convenient location on the town outskirts within walking distance to St Helier along with the local schools and shops with a bus route very close nearby! Also benefitting from 2 tandem parking spaces the apartment is offered in very good condition having been recently modernised to include a new kitchen, new windows and a new pressurised water tank. Sensibly priced to sell.

What3words location - fetches.debit.identity.

- Incredibly spacious duplex apartment
- Recently modernised, in very good condition throughout
- 2 bedrooms
- Parking for 2 cars
- Convenient location on the periphery of St Helier
- Sensibly priced to sell

Asking Price £465,000

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Front door with staircase to first floor landing

LOUNGE

16'1 x 14'4 (4.90m x 4.37m)

With electric feature fireplace, fitted shelving

KITCHEN

11'9 x 8'2 (3.58m x 2.49m)

Recently installed with high and low level units, plumbing for a washing machine, AEG dishwasher, CDA oven and microwave / oven, integrated fridge / freezer, Bosch induction hob with extractor fan over, space for a breakfast table.

Inner Hall

With storage cupboard housing a newly installed pressurised water cylinder

BATHROOM

With bath plus shower over, WC, wash hand basin and heated towel rail

Staircase up to second floor landing

With further storage

BEDROOM 1

13'1 x 10'11 (3.99m x 3.33m)

With fitted wardrobes

BEDROOM 2

13'9 x 12'1 (4.19m x 3.68m)

With fitted wardrobes

SERVICES

Full double glazing

Electric heating

OUTSIDE

2 allocated, tandem parking spaces

SERVICE CHARGE

Is £136.55 pcm to include water and a sinking fund





