



## **Flat 2, Linden La Rue De Jambart, St. Clement Jersey JE2 6LA**

Our Ref:Rf1624. Qualified. This stunning 1 bedroom, first floor apartment has its own private patio garden plus a dedicated parking space. Close to the beach at Pontac and enjoys views across the fields, plus a quiet rural aspect. Briefly comprising: Ground floor: good size patio garden with garden shed; this area is ideal for al-fresco entertaining or enjoying a sundowner! Entrance to stairs and first floor: Large living room, bright and airy, separate eat-in kitchen with fully fitted units incorporating modern appliances; Large double bedroom with fitted wardrobes and a generous house bathroom. Close to regular bus routes, but only a stones throw from Pontac beach and also many rural walks. This lovely apartment is in walk-in condition and been maintained immaculate throughout, indeed recently installed new double glazing which still have full warranty attaching, plus new carpet throughout. Flying Freehold. Electric heating throughout. Must be seen.

- Superb 1 Bedroom Apartment with Patio Garden
- Recently fully Refurbished to a High Standard
- Dedicated Parking Space
- Close to Beach
- Separate Eat-In Kitchen
- Light, Bright and Airy Apartment

**Asking Price £415,000**



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### ENTRANCE LOBBY/STAIRS

The apartment is approached via its own patio garden area into the entrance hall with stairs leading to the first floor apartment.

### ENTRANCE LANDING

10'9x10'6 (3.28mx3.20m)

Light, bright and airy, this first floor landing gives you access to all the rooms.

### KITCHEN

10'7x10'2 (3.23mx3.10m)

Bright and sizeable eat in kitchen with views over the fields. Fully fitted units and integrated appliances

### LIVING ROOM

13'7x11'3 (4.14mx3.43m)

Large living space with views across the fields.

### BEDROOM

11'7x9'3 (3.53mx2.82m)

Good size double bedroom. Light, bright and with ample fitted wardrobes

### HOUSE BATHROOM

9'3x8'2 (2.82mx2.49m)

Modern bathroom (with bath) and

### PATIO GARDEN

13'9" x 23'11" (4.2 x 7.3)

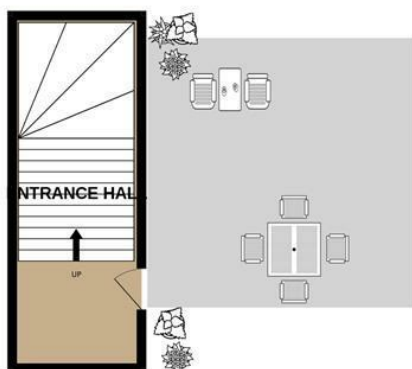
This ample size private patio garden is perfect for enjoying

### SERVICES

All mains services excluding gas. Service charge £63.85 per month, to include sinking fund and property insurance. Windows recently installed with warranty still applicable. Flying Freehold. 1 of 3 apartments in this apartment block. There is also a dedicated store room that comes with the apartment.







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.  
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