



## **68 Rouge Bouillon , St. Helier JE2 3ZB**

Our Ref Apt551. Qualified. Share transfer. This incredibly spacious, ground floor apartment is located within a character town property and is one of only 3 in the building. In need of modernisation throughout to include a new kitchen, bathroom and general decoration the property offers superb potential to create a truly wonderful home which also benefits from its own front door, a private enclosed patio/garden and 1 allocated parking space. Located within very easy walking distance of central St Helier and all its amenities the apartment benefits from a lounge opening into a sun room that in turn leads into the garden, kitchen, 2 double bedrooms, house bathroom plus a third bedroom/study. Sensibly priced to sell, viewing is very highly recommended to appreciate size and potential of this unique apartment. Sole Selling Agent.

What3words location - crush.remake.panting

- Incredibly spacious 2 / 3 bedroom, ground floor apartment
- Convenient, central St Helier location
- One of only 3 in an imposing town house
- Private enclosed patio / garden, parking for 1 car
- In need of modernisation, tremendous potential
- Sensibly priced to sell.

**Asking Price £375,000**

## 68 Rouge Bouillon , St. Helier, JE2 3ZB

### ENTRANCE HALL

26'5 x 10'1 (8.05m x 3.07m)

(Max) L-shaped. Exposed granite and brick feature walls. Large understairs cupboard, additional storage cupboard, airing cupboard housing the hot water tank, doors to

### BEDROOM 3 / STUDY

8'11 x 7'11 (2.72m x 2.41m)

With fitted storage cupboards

### HOUSE BATHROOM

Mostly tiled with WC, wash hand basin, large walk in shower, heated towel rail

### KITCHEN

11'1 x 7'1 (3.38m x 2.16m)

With high and low level units, space for a fridge/freezer, plumbing for a dishwasher, plumbing for a washing machine, Hotpoint electric over with 4 ring hob and extractor fan over, stainless steel sink and drainer

### LOUNGE

13'9 x 12'5 (4.19m x 3.78m)

With double doors into

### SUN LOUNGE

10'1 x 6'7 (3.07m x 2.01m)

With door to rear, enclosed and private garden

### BEDROOM 1

13'8 x 9'5 (4.17m x 2.87m)

With fitted wardrobes

### BEDROOM 2

10'1 x 8'5 (3.07m x 2.57m)

With fitted wardrobe

### SERVICES

All mains

Electric and E7 heating

### OUTSIDE

1 allocated parking space to the rear of the building

Enclosed, private, rear patio garden laid to chippings

Garden shed

### SERVICE CHARGE

Circa £550 per quarter





