



Hunt Estates

Over 50's Purpose Built Two Bed Apartment  
St Clement, Jersey

## OVER 50'S PURPOSE BUILT TWO BED APARTMENT

A ground floor purpose-built apartment in the popular over 50's development, Avalon Park. Located along the coast road, it benefits from convenient access to a regular bus route right on its doorstep and Green Island beach across the road (5-minute walk).

The apartment enjoys a pleasant view overlooking the communal gardens.

Comprising; entrance hall with a large storage cupboard, generous sized sitting room/diner, separate kitchen, utility cupboard, two double bedrooms and a house bathroom room.

Avalon Park offers excellent communal facilities for its residents including a heated indoor swimming pool, maintained communal gardens, a large communal area with a kitchen facility, a library, and an on-site caretaker to address any maintenance concerns.

Parking at Avalon Park operates on a first-come-first-served basis; however, each apartment comes with the entitlement to use one parking space. There are plenty of spaces available for residents and their guests.

Overall, this purpose-built apartment presents an attractive prospect for those seeking a convenient coastal location, a range of communal facilities, and the opportunity to put their own personal touch on the property through some updating.









Hubbell Estates



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## FEATURES

- Spacious two-bedroom apartment
- Purpose-built
- Overlooks communal gardens
- Communal heated indoor swimming pool
- Communal area with kitchen facility
- Lift service
- 5-minute walk to the beach

## INFORMATION

- Available for those aged 50 and over
- Mains water and drains
- E7/electric heating
- Pets not permitted
- Entitlement to use one parking space plus visitor parking
- Service charge of approx. £806.86 per quarter (parish rates inc)
- Share transfer



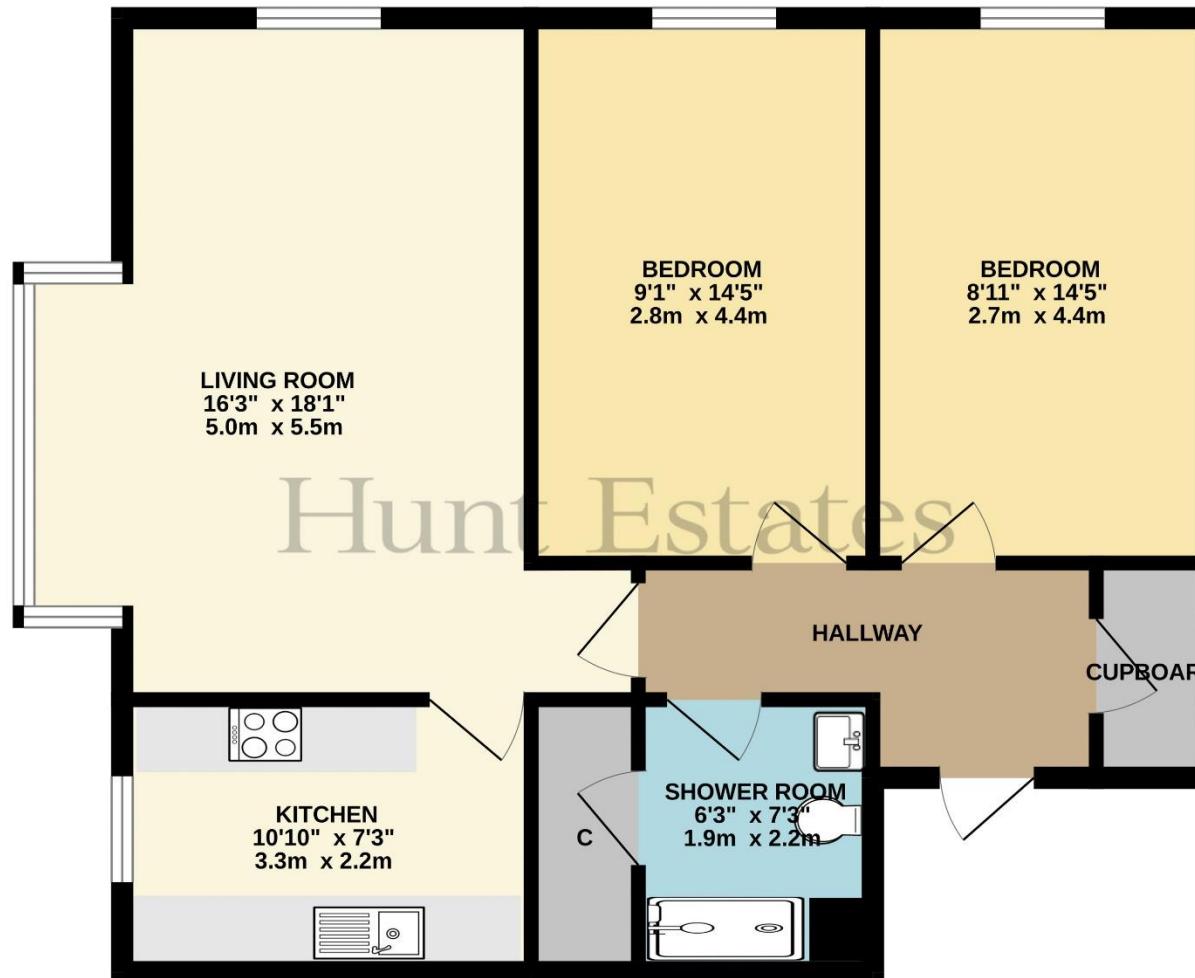
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GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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.

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