



Hunt Estates

Stylish Two Bedroom Apartment with Basement Room/Gym  
St. Helier, Jersey



## STYLISH TWO BEDROOM APARTMENT WITH BASEMENT ROOM/GYM

This is not your ordinary apartment, this is a large welcoming 2-bedroom, 2-bathroom home with a unique addition.

As you enter through the front door to the entrance hall with practical storage, you are welcomed into a 33 ft long open-plan living room and kitchen with dining space. There is ample natural light flooding in from all the windows.

Via the inner hallway are the two good sized double bedrooms, main bedroom with en-suite shower and a house bathroom and further storage cupboard.

A bonus surprise awaits—stairs lead directly to a versatile 380 sq ft lower level currently used as a gym and utility area. Let your imagination soar: think home office, studio, or playroom!

Additional highlights include designated parking for one car close to the apartment front door, basement level communal bike storage and proximity to a regular bus route.

The apartment is on the ground floor of a development comprising six apartments and completed just five years ago. A short five minutes' walk to the sea front promenade and the sandy beach at First Tower.

If you are looking for that something different with a good accommodation space this apartment is like no other.















































## FEATURES

- Two double bedroom, two bathrooms
- Large 33ft open plan living area
- 380 sq ft gym/playroom/Studio
- Two good sized storage cupboards
- Close to town & regular bus route

## INFORMATION

- Mains water and drains
- Electric heating
- Designated parking for one car
- Communal bike storage
- Parish rates for 2024 were £330.64
- Service charge £192.18 per month
- Service charge includes building insurance, communal electricity, common area cleaning, management, repairs and maintenance and sinking fund
- Flying freehold and Entitled/Licensed



David Voak MNAEA  
Property Negotiator

david@huntstates.com  
T +44 (0)7797 725621  
www.huntstates.com  
9 New Street, St Helier,  
Jersey, JE2 3RA

CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE



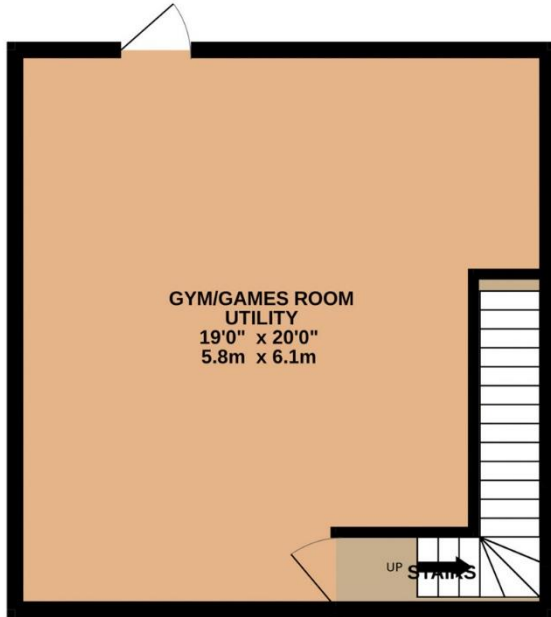
Danny Bosio  
Property Negotiator

danny@huntstates.com  
T +44 (0)7797 712711  
www.huntstates.com  
9 New Street, St Helier,  
Jersey, JE2 3RA

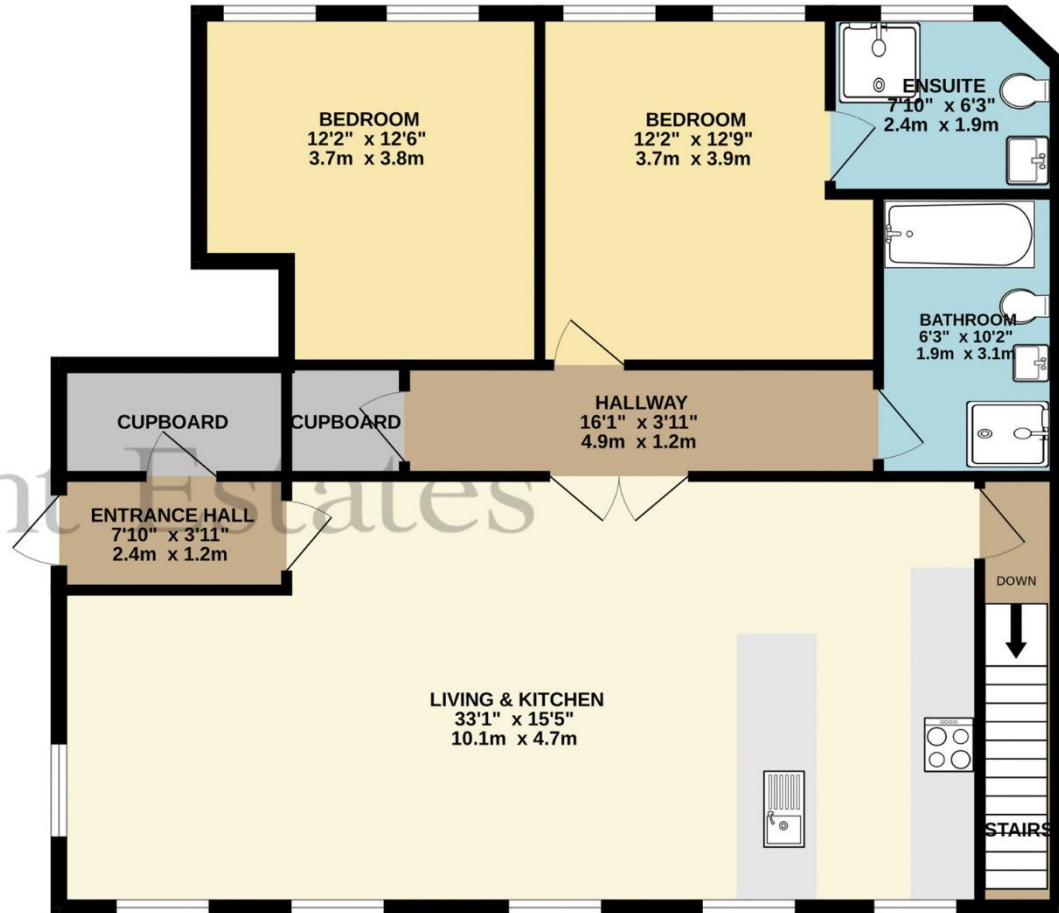
CHRISTIE'S | Hunt Estates  
INTERNATIONAL REAL ESTATE



BASEMENT  
380 sq.ft. (35.3 sq.m.) approx.



GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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.

Made with Metropix ©2024



# Hunt Estates

9 New Street, St Helier, Jersey, JE2 3RA, Channel Islands | +44 1534 860650 | [www.huntestates.com](http://www.huntestates.com) | [enquiries@huntestates.com](mailto:enquiries@huntestates.com)

Disclaimer: All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, withdrawal without notice. Hunt Estates make no representation, warranty, or guarantee as to accuracy of any information contained herein. You should consult your advisors for an independent investigation of any properties. All viewings to be conducted through Hunt Estates.