



Hunt Estates

Two bedroom Harbour Reach apartment with parking. No onward chain.  
St. Helier, Jersey

## TWO BEDROOM, TWO BATHROOM HARBOUR REACH APARTMENT WITH PARKING

**\*\*No onward chain\*\***

This two bedroom, two bathroom 2005 built apartment offers a superb opportunity to become part of the sought after waterfront lifestyle at a sensible price. The spacious (700 sq ft/65 sqm) apartment has high ceilings and is situated on the first floor within Harbour Reach enjoying partial views of the marina from its balcony.

The design of Harbour Reach, with just 12 apartments sharing the communal entrance and as one of only three apartments on its floor, gives it a much more personal feel than many of the larger developments. The lift service ensures easy access from the secure basement car park, where it has a convenient parking space close to the garage entrance and lift. There are three Harbour Reach visitor spaces located close to the ground floor communal entrance.

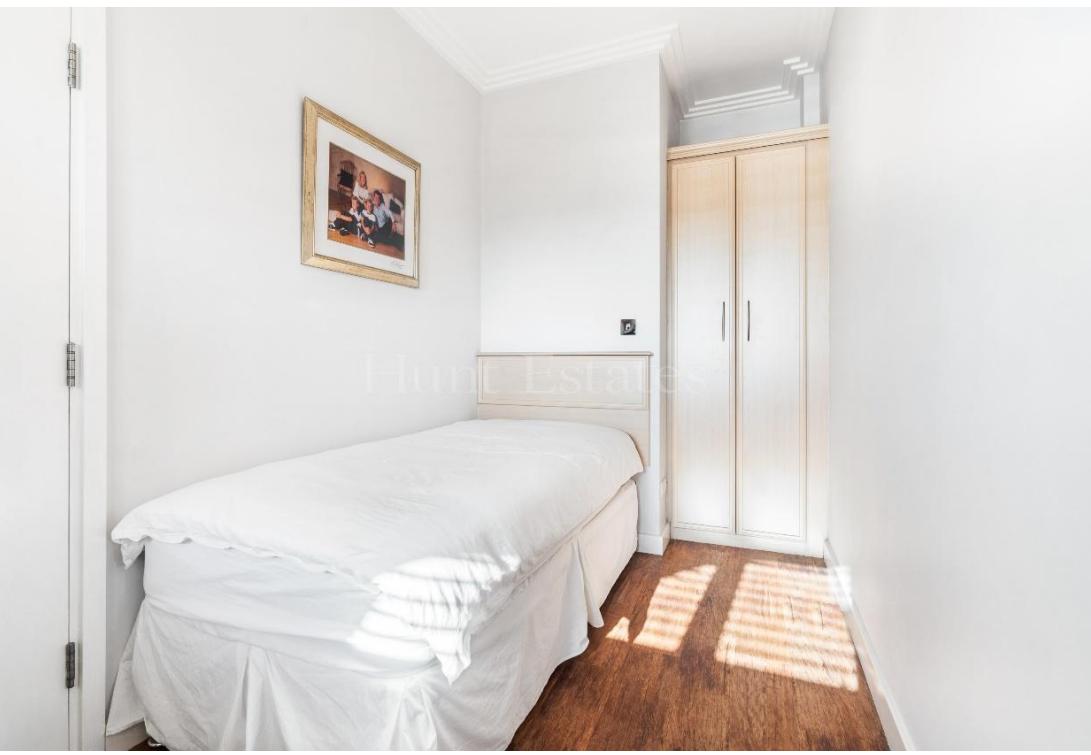
The contemporary style accommodation comprises an attractive entrance hall, double bedroom with fitted wardrobes and an ensuite shower room, a further bedroom with a fitted wardrobe and desk unit, a house bathroom and a good sized open plan kitchen/ living area with doors opening to the full width covered balcony.

The apartment also benefits from a large storage cupboard in the basement.









## FEATURES

- 2 Bedrooms, 2 bathrooms
- Ensuite primary bedroom
- Balcony with partial marina views
- Large lock-up store
- First floor
- Lift service

## INFORMATION

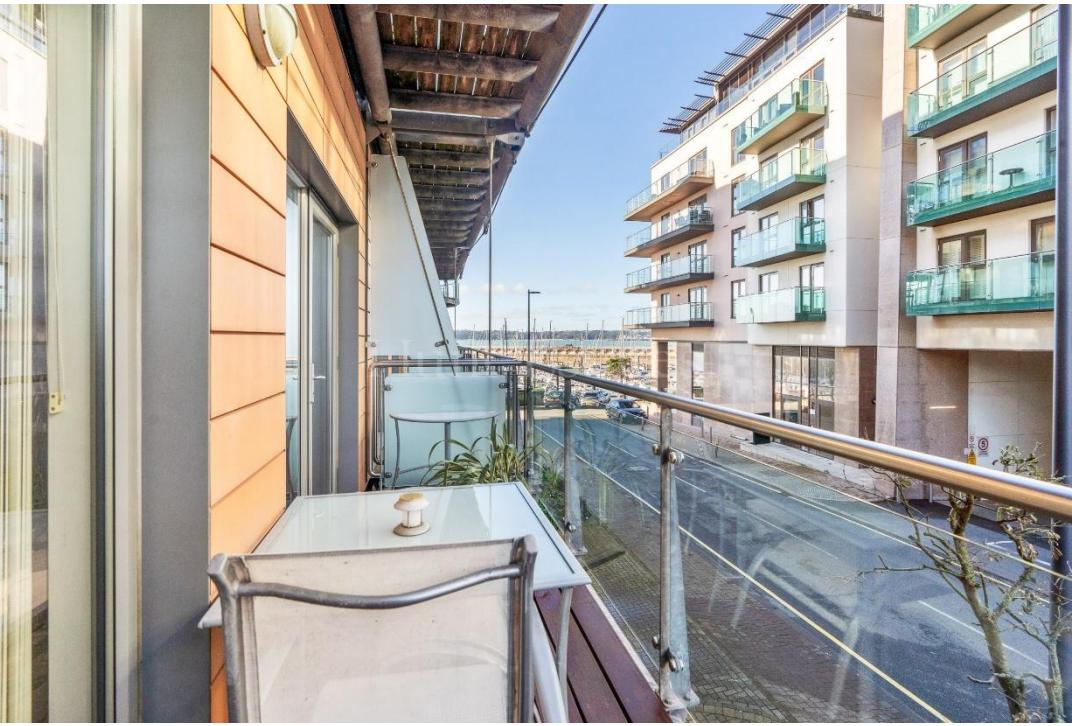
- Mains water and drains
- Wet electric heating
- Secure designated parking space
- 3 x visitor spaces
- Regret no pets
- Service charge £840 per quarter
- Service charge includes: building insurance, communal cleaning, maintenance & repairs, communal electricity, lift servicing, parish rates and Sinking fund contribution
- Parish rates c. £250 per annum in 2024 included within service charge
- Share transfer



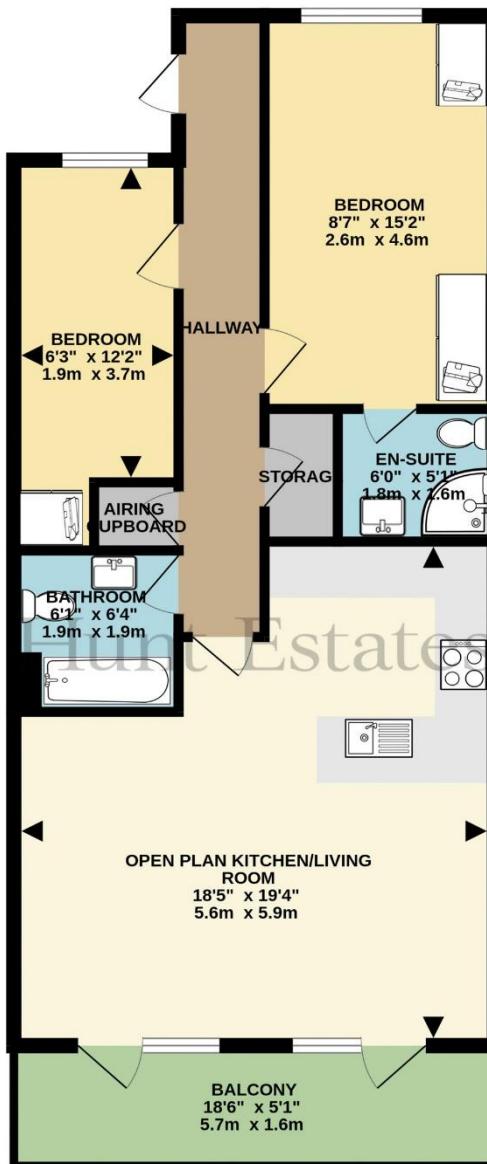
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FIRST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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