



Ingouville House, Charles Street  
St. Helier, Jersey, JE2 4SF

**£505,000**



# Ingouville House, Charles

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Welcome to Ingouville House, a remarkable new build apartment block located in the heart of St Helier.

As you enter this purpose-built second floor apartment, you are greeted by an open-plan living space that is both stylish and functional. The stunning kitchen is equipped with high-quality fixtures and fittings, including a central island that serves as a perfect gathering spot for family and friends. The lounge area is generously sized, providing ample room for relaxation and entertainment. Two spacious bedrooms and a well-appointed bathroom, making it an ideal choice for individuals or small families seeking modern living in a vibrant area.

Designed by one of Jersey's leading architects, Ingouville House boasts a striking green exterior that complements its contemporary design. Each apartment is flooded with natural light, thanks to the floor-to-ceiling dual aspect windows and Juliet glass balconies. The two double bedrooms come complete with built-in furniture, ensuring a seamless blend of comfort and practicality.

Additionally, residents can enjoy the benefits lift access to all floors, two communal roof terraces, which provide stunning views over St Helier, perfect for enjoying the fresh air and sunshine and a private exterior lock up store cupboards.

With a total size of 726 square feet, these apartment offers a perfect balance of space and modern amenities. Each apartment also includes private storage cupboards, adding to the convenience of living in this exceptional development. Ingouville House is not just a place to live; it is a lifestyle choice that combines elegance, comfort, and a prime location. Don't miss the opportunity to make this stunning apartment your new home. Rented parking available on request.

**Open plan living**





Lounge/ diner  
16'8 x 12'10 (5.08m x 3.91m)

Kitchen  
12'10 x 11'8 (3.91m x 3.56m)

Inner hallway  
7'5 x 5'2 (2.26m x 1.57m)

Bedroom 1  
11'7 x 10'8 (3.53m x 3.25m)

House bathroom  
7'5 x 6'1 (2.26m x 1.85m)

Bedroom 2  
11'7 x 9'11 (3.53m x 3.02m)

Communal roof terraces

Private lock up store cupboard.

Services

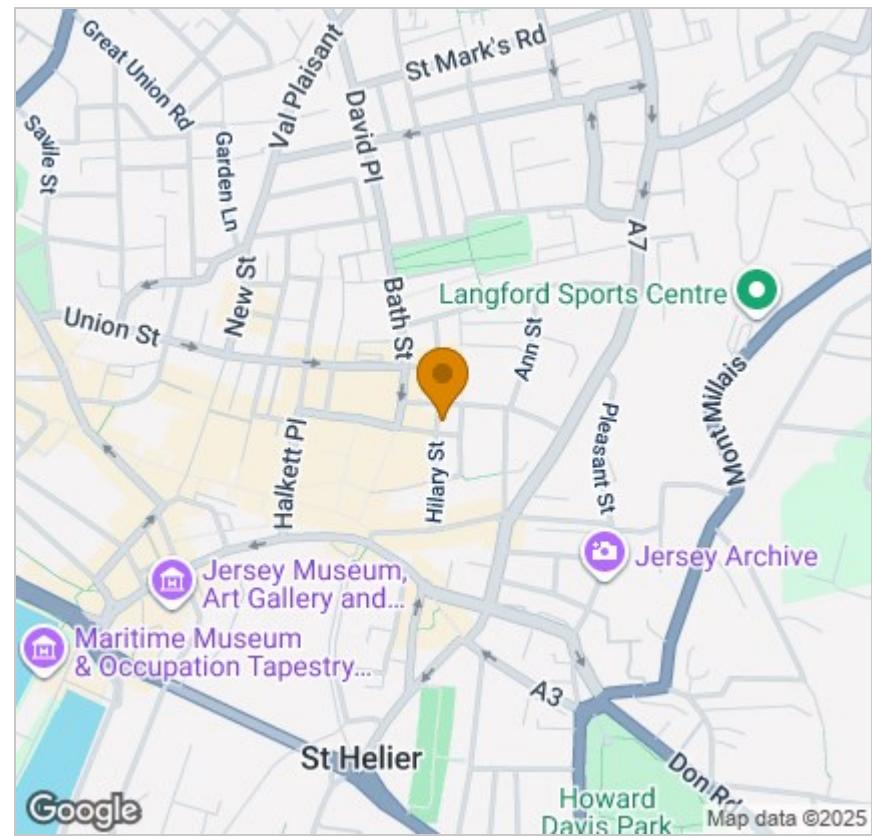
Service charge



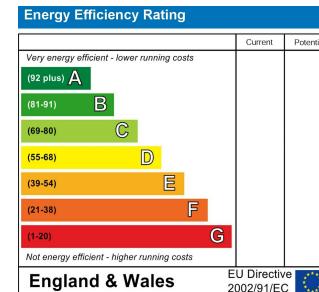
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

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10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: [duty@troysjsy.com](mailto:duty@troysjsy.com)