



The St Ouen Suite, 40 Le Clos De La Fontaine
Le Mont Fallu, St Peter, JE3 7GZ

Asking Price £435,000



The St Ouen Suite, 40 Le Cè Mont Fàllu, St Peter, JE3 7GZ

FLYING FREEHOLD – Set within a small, exclusive development of just five homes, this light-filled two-bedroom apartment occupies the first floor and offers approximately 700 sq.ft. (65 m²) of well-designed living space.

Ideally located close to St Peter's Village, the property enjoys convenient access to a wide range of local amenities including supermarkets, pubs, a pharmacy, and a post office. It's also just a short drive to the airport and St Peter's Primary School, and lies within the catchment area for Les Quennevais School. Excellent public transport links serve the area.

The apartment features an entrance hall leading to a spacious open-plan kitchen and living area, two bedrooms, and a stylish house bathroom with underfloor heating. Both the kitchen and bathroom were tastefully modernised in 2022.

Additional highlights include one allocated parking space, visitor parking, and a private basement lock-up store.

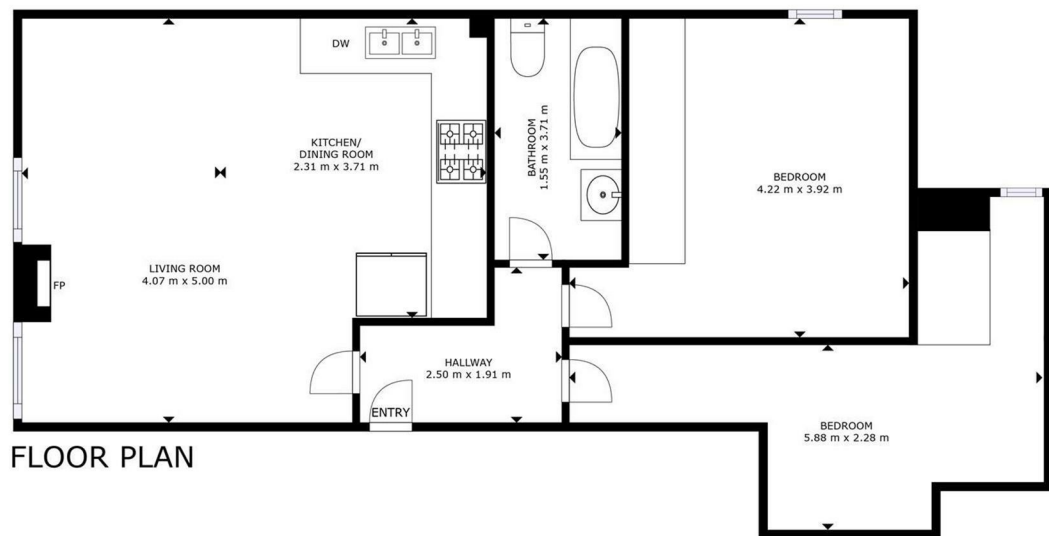
Parking: Designated parking space for 1 car

Services: All mains (no gas), electric heating, doubled glazing

Services Charge: £141 per month to include building insurance, communal maintenance and cleaning and sinking fund.

Parish Rates 2024 : £356.40



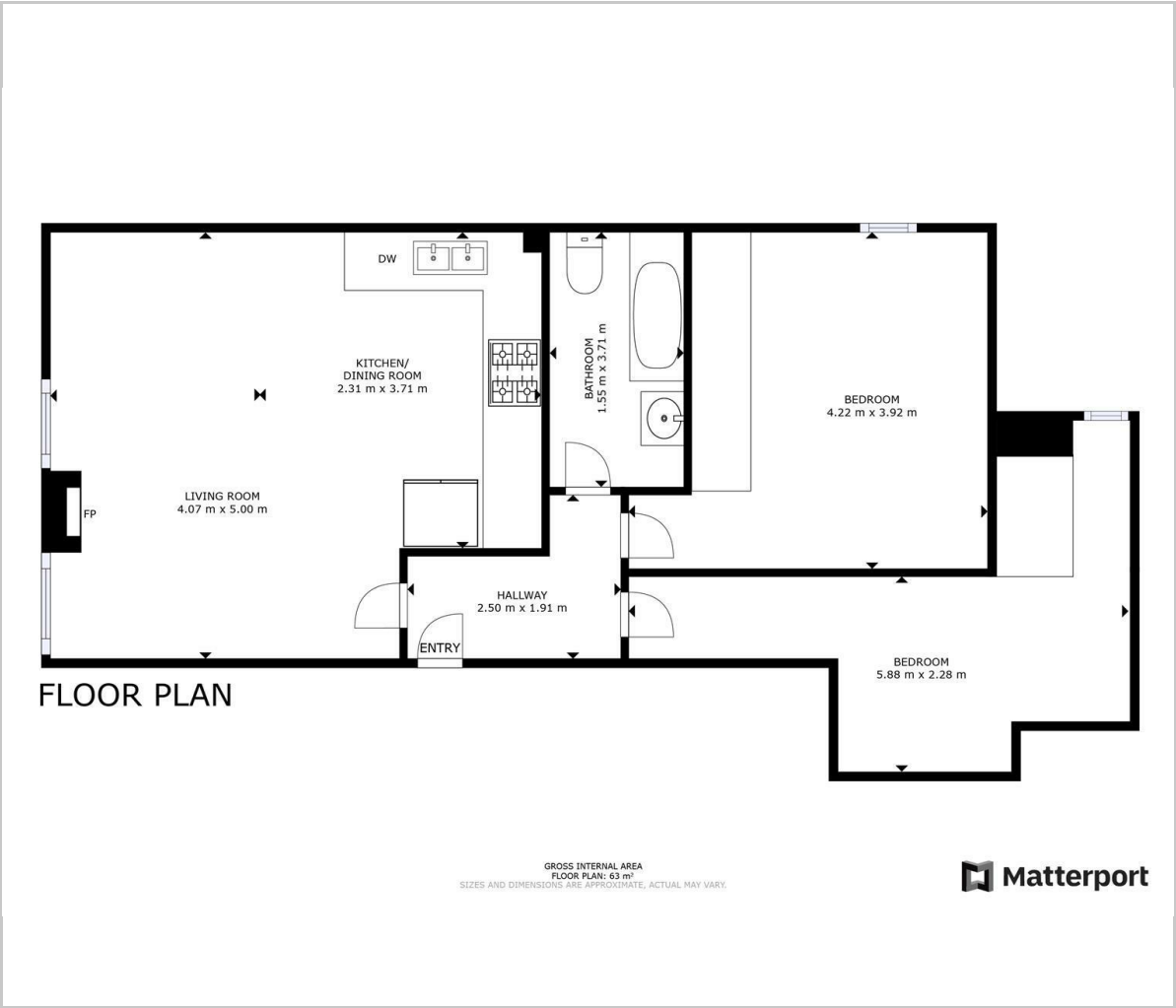


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 63 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

