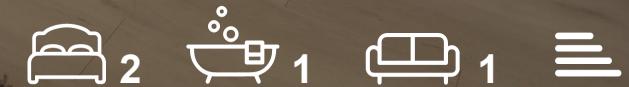


5 Copper Beach La Grande Route De St. Jean  
St. Helier, Jersey, JE2 3FN

£449,000



## 5 Copper Beach La Grande

St. Helier, Jersey, JE2 3FN

This fantastic two-bedroom apartment offers modern living in a good location. Fully refurbished in 2021, it features a bright living room with dual aspect windows, a separate kitchen with integrated appliances, and two double bedrooms. The bathroom is fitted with a three-piece suite, including a bath with shower over.

Outside, enjoy a spacious south-facing garden, perfect for relaxing and dining, along with two designated parking spaces and visitor parking. The apartment also includes a loft for additional storage.

This is a rare opportunity to own a stylish, modern flat with great outdoor space and parking.

Floor Area: Circa 582 sq.ft. (approx. 51.4 m<sup>2</sup>)

Pet Policy - Pets welcome

Tenure: Flying Freehold

#### Services:

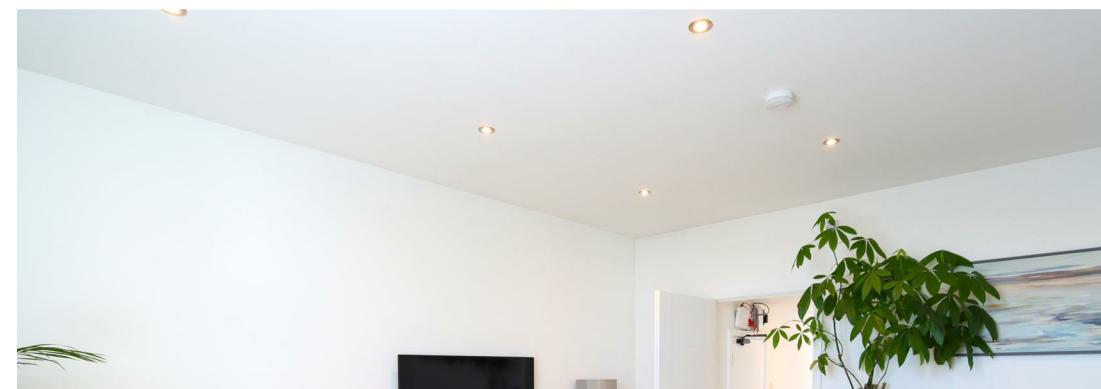
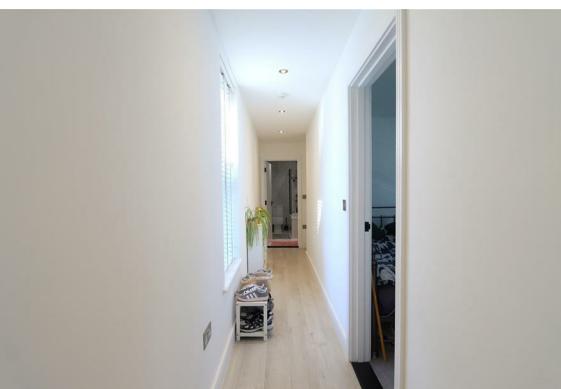
All mains services, (no gas) electric heating, double glazing, wired for fibre broadband.

Parking: 2 x designated spaces plus visitor parking.

#### Service Charge:

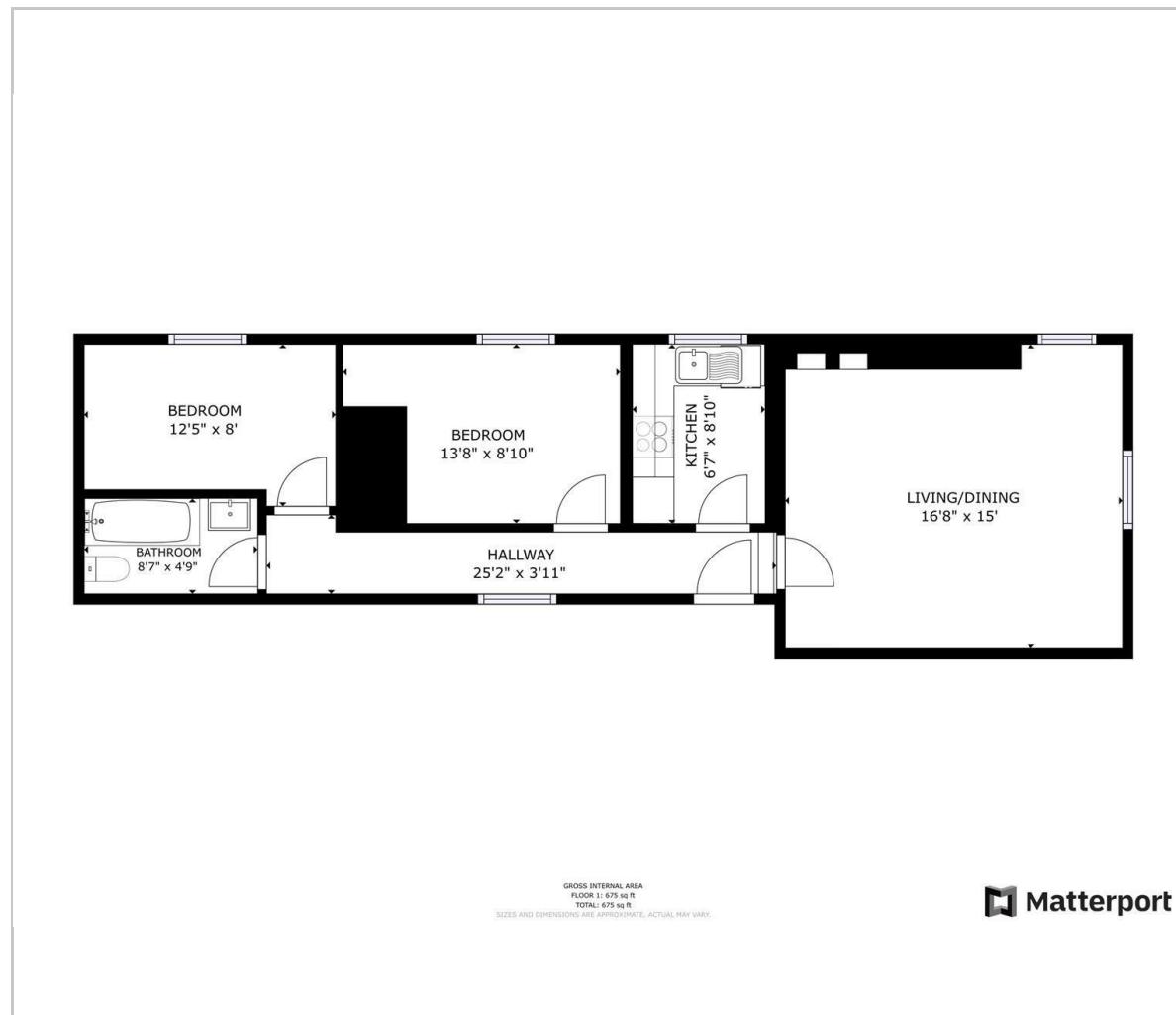
The service charge is £122 per month which includes buildings insurance, water rates, electricity and lighting in communal areas.



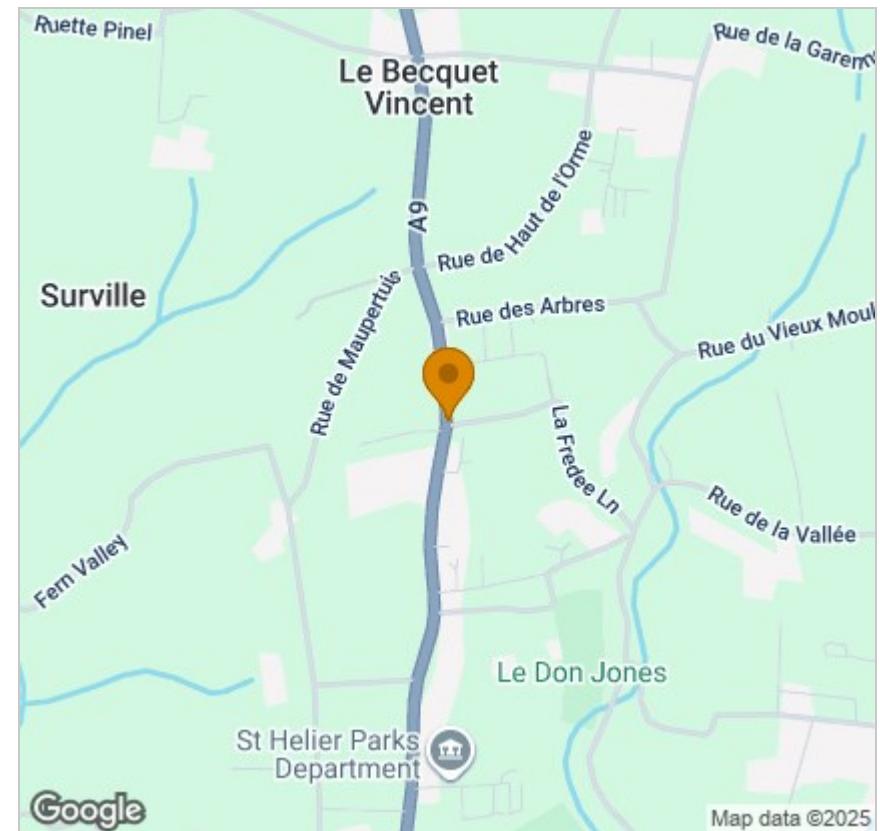


Directions:  
Head north/west on Queen's Road/A9 towards Van Mossell Jackson. Continue for 160 meters. Turn right onto Le Hogue Avenue, then take the first right into Copper Beach Apartments.

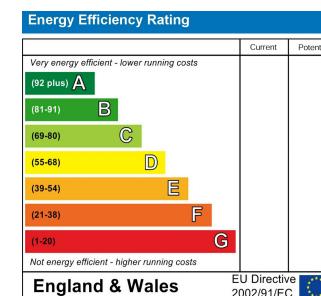
## Floor Plan



## 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.

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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