

FC072

**FLAT 3, GLENREST ELIZABETH LANE, ST HELIER,  
JERSEY, JE2 3PH**

Asking Price

**£635,000**

**FINE & COUNTRY**  
JERSEY

## Property details

FLYING FREEHOLD - Tucked away down a quiet lane in St Helier, this versatile & beautifully presented three/four bedroom duplex flat (circa 1400sq. ft.) offers the perfect blend of town convenience and peaceful living. The heart of the town centre and waterfront, both just a short 5 minute walk away, not to mention Peoples Park on your doorstep.

The home recently decorated features on the first floor a modern, fully fitted kitchen, breakfast bar, dining area & lounge, two further rooms which can be utilised as reception or bedrooms and a house bathroom completing the floor. Upstairs our two further bedrooms (one ensuite), eaves storage and on the landing ample space to create a home office/homework/hobby station.

Additional highlights include exposed granite walls and wooden beams.and two off-road parking space to the front of the house.

An excellent and affordable alternative to apartment living, this home is ideal for young professionals or small families seeking a central location without compromising on space or comfort.

Contact the vendors' Sole Agents today to arrange your viewing. FC072

## Outside

Close to all amenities, from bars , restaurants, cafes, shops, green areas

Two parking spaces

## Services

All mains services (excluding gas)

Service charge £200 pcm

## Directions

Driving, proceed past Peoples Park, turn right towards the Parade and then take next left into Elizabeth lane, property is located 30 metres down on LHS.





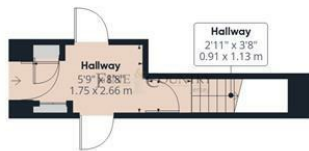












Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1401 ft<sup>2</sup>

130.3 m<sup>2</sup>

Reduced headroom

98 ft<sup>2</sup>

9.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Call us on

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Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.