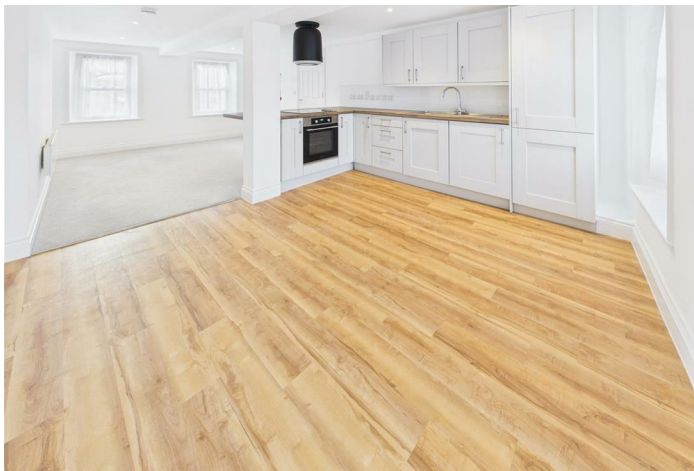




FC072

**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

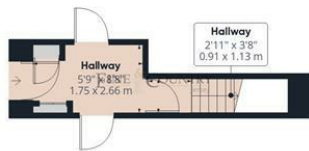
Driving, proceed past Peoples Park, turn right towards the Parade and then take next left into Elizabeth lane, property is located 30 metres down on LHS.











Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1401 ft²

130.3 m²

Reduced headroom

98 ft²

9.1 m²

(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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MONEY LAUNDERING REGULATION - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

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.