



FC138

**APT 3C LES CHALETS FLATS QUEEN'S ROAD, ST  
HELIER, JERSEY, CHANNEL ISLANDS, JE2 3GQ**

Guide Price

**£515,000**

**FINE & COUNTRY**  
JERSEY

## Property details

SHARE TRANSFER - Fine and Country are pleased to present this charming Georgian duplex apartment situated on the outskirts of St Helier. This delightful property boasts a spacious layout, featuring three generously sized double bedrooms, perfect for families or those seeking extra space. The apartment includes two well-appointed bathroom suites, one of which is an en suite shower room, ensuring convenience and comfort for all.

The bright lounge and dining area is a standout feature, characterised by its impressive high ceilings, original wooden floorboards, and large bay windows that flood the space with natural light. This inviting atmosphere is ideal for both relaxation and entertaining guests with working fireplace. The separate fitted kitchen also benefits from high ceilings and large windows, providing a pleasant cooking environment with ample storage options.

While the property does not include outside space or parking, it is conveniently located within walking distance to local parks and the vibrant town centre, offering easy access to amenities and leisure activities.

This Georgian duplex apartment presents a wonderful opportunity for those looking to enjoy a spacious and elegant living environment in a desirable location. We invite you to explore this exceptional property and envision the lifestyle it offers.

## Outside

Ten minute walk to center of town

Transferable rented parking space

## Services

All mains service

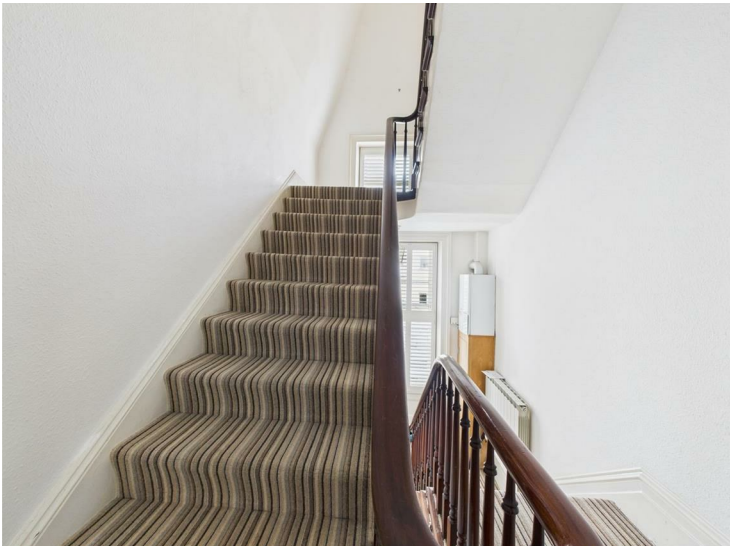
Working fireplace

Service Charge £500 pcm (Rebuilding Sinking Fund)

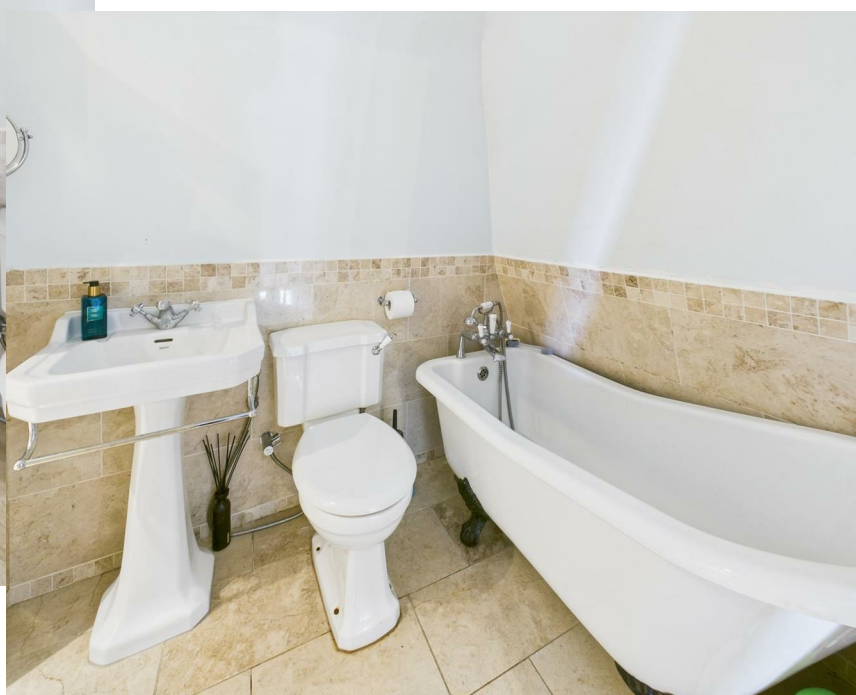
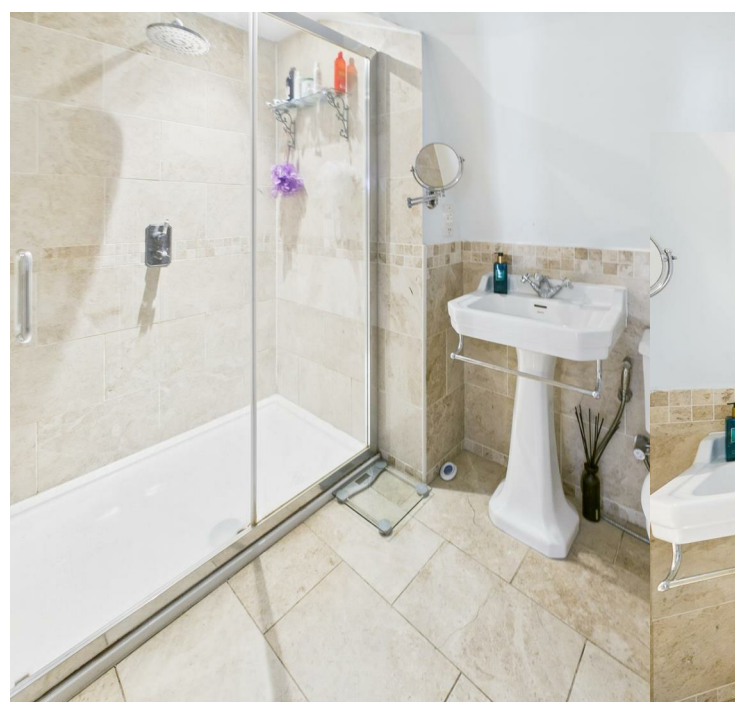
## Directions

The property is located just 50 meters up Queens Road on the right hand side from Rouge Bouillon roundabout.







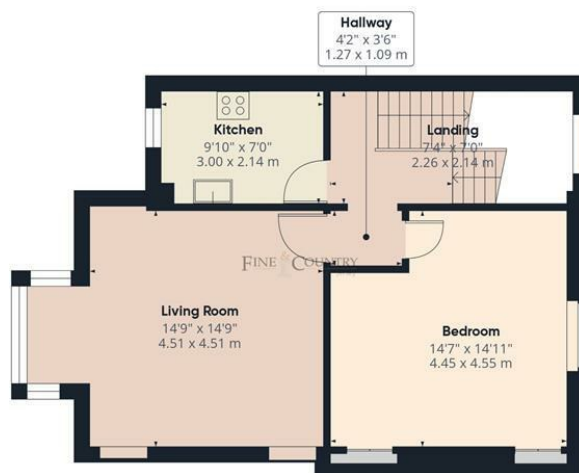








Ground Floor



Floor 1



Floor 2

Approximate total area<sup>m</sup>

1144 ft<sup>2</sup>

106.3 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.9 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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**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.