



FC044

**1 - 4 CRANWORTH MEWS LA VALLEE DES VAUX, ST.
HELIER, JERSEY, JE2 3GA**

Asking Price

£825,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - We are delighted to present a recently completed new development of 12 Townhouses. All built to high specification around a central block paved court yard with specially commissioned Art piece.

The attention to detail, is second to none. From the electric power point and water supply in the garage up to the stunning roof terrace with hardie board decking, ambient lighting, power & water and of course those stunning views! In between, you will find well thought out fully fitted kitchens with those extras you want such as large American style fridge/freezer (connected to water supply), wine fridge and back lite display cabinets. From the breakfast bar leads into dining/lounge area featuring a central fireplace surrounded by bespoke cabinetry, Enjoy seamless transitions with balconies at both ends, and an airy landing that maximises natural light through generous glass design. Three bedroom suites only enhance the properties appeal allowing all who reside the comfort of their own bath/shower room and access to their very own balcony or garden.

The overall build quality and design is demonstrated with advanced insulation, this home comes with a Jersey energy performance certificate, demonstrating its eco-friendliness and low running costs comparable to a one-bedroom flat. The home's exterior paint finishes are guaranteed for 10 years from new.

Situated on the outskirts of town, you're within walking distance to the vibrant town centre, with easy access to amenities, including a nearby Waitrose supermarket. Excellent schools and colleges are also close by, along with picturesque green lane walks

Make one of these remarkable townhouse your new home!

Outside

Garage parking plus one space in front. Within garage electric charge point and water connection

4 Balconies with stunning roof terrace. The terrace benefits from ambient lighting, power points and water supply.

Communal block paved courtyard

Close to all local amenities

Services

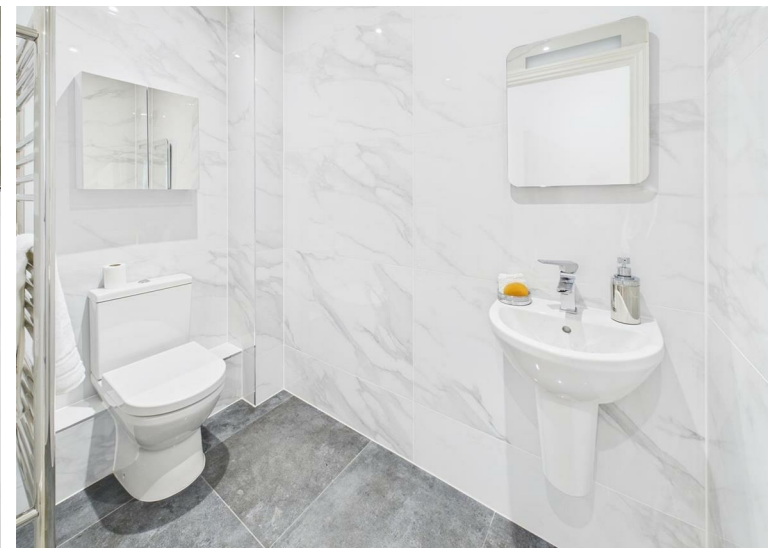
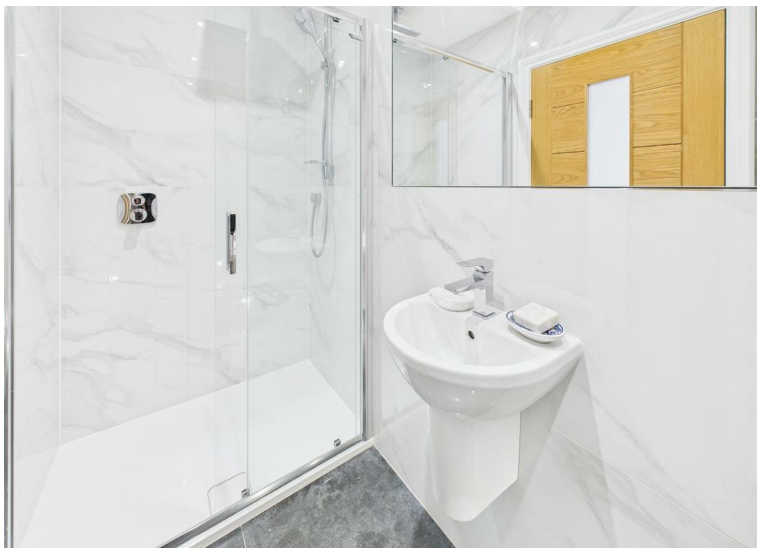
All mains services (except gas)

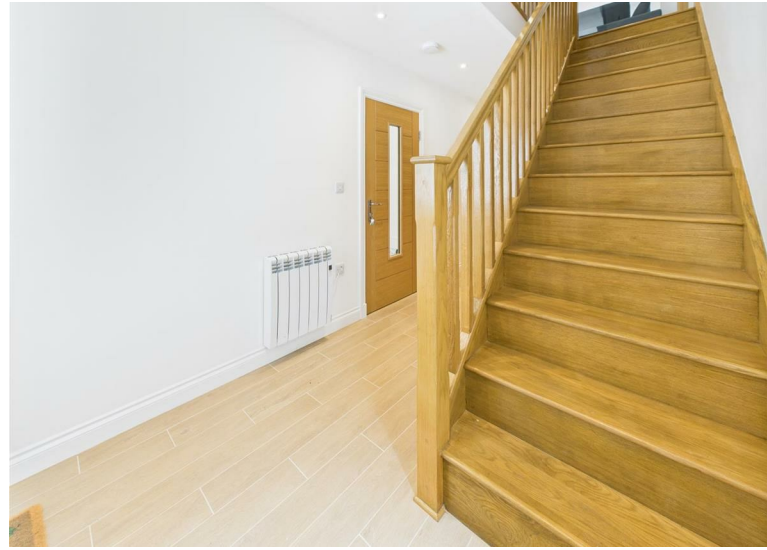
Fully insulated throughout with a combination of underfloor heating and radiators

Fully double glazed

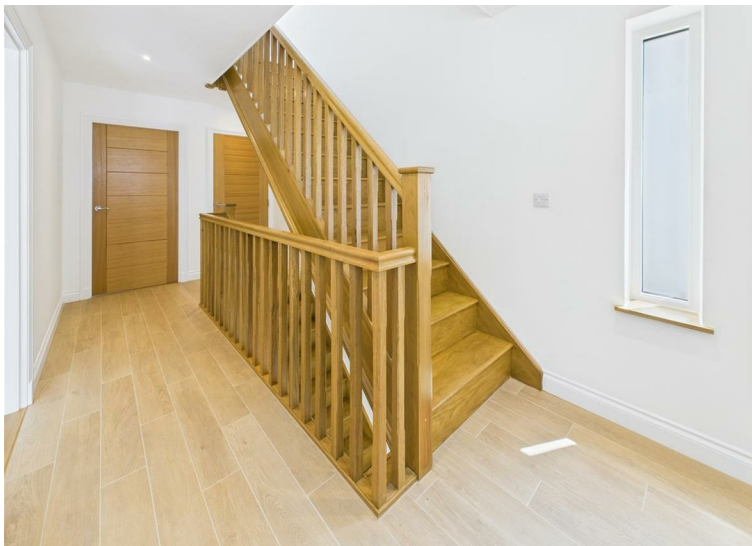
Directions

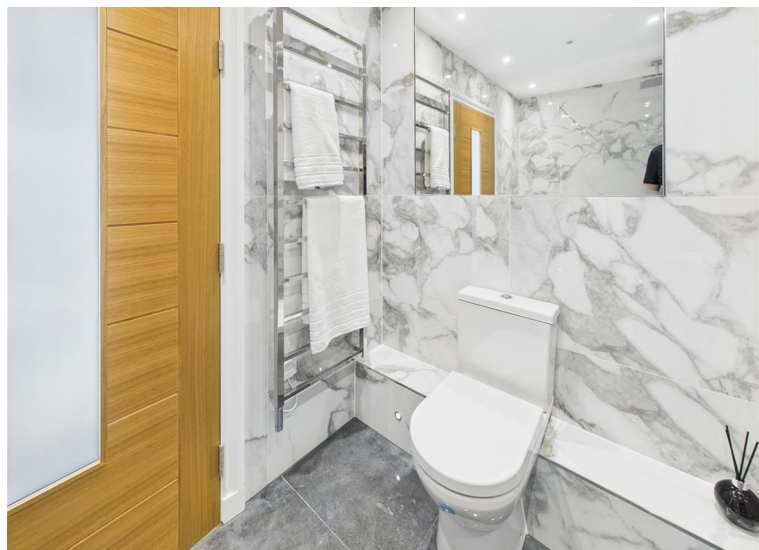
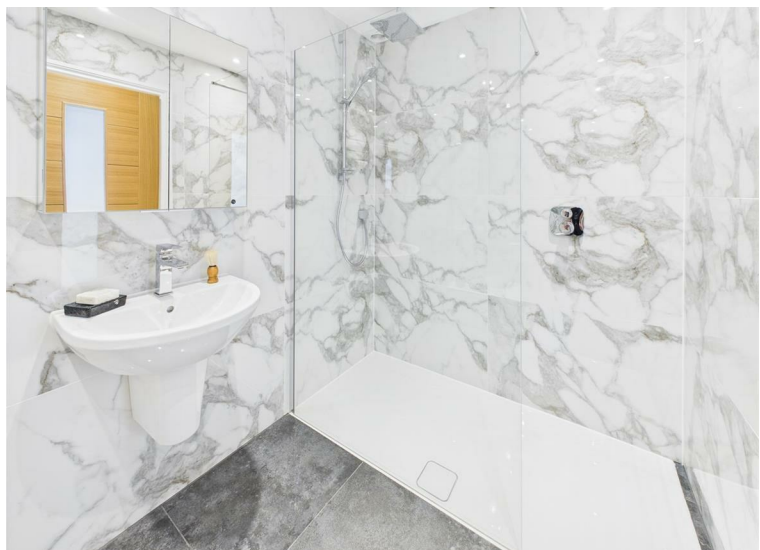
Heading down Trinity Hill take a right turning into La Vallee Des Vaux. The development is 100 metres on your LHS just past Waitrose



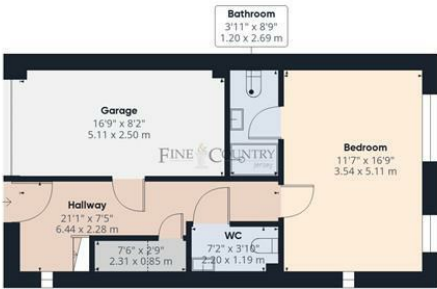












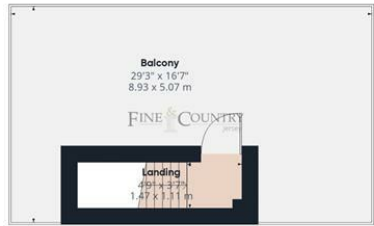
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
1422 ft ²
132.2 m ²
Balconies and terraces
686 ft ²
63.6 m ²
Reduced headroom
11 ft ²
1 m ²

(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

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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.