



# Linden Hall

La Route De La Trinite

St. Helier

JE2 4JN

£569,000

FC171

FLYING FREEHOLD - Forming part of the well-regarded Linden Hall development, this impressive ground-floor apartment offers modern, low-maintenance living in a highly convenient yet lifestyle-driven location. Positioned just off La Route de la Trinité, the property sits perfectly between the centre of St. Helier and the dramatic coastline and cliff paths of Jersey's north coast.

Built in 2020, the apartment remains in superb condition and is ready for immediate occupation. Offering approximately 680 sq. ft of well-planned, single-level accommodation, it will appeal to a broad range of buyers — from professionals and first-time purchasers to downsizers and investors alike.

The main living space is bright and welcoming, with tall sash windows drawing in excellent natural light from its south-facing aspect. There is ample room for both seating and dining, creating an easy and sociable layout. The separate kitchen is attractively fitted with classic shaker-style cabinetry in a soft cream finish, complemented by integrated appliances and generous storage.

A notable advantage and uncommon in apartments of this size is the dedicated utility room, fully equipped with washing machine and tumble dryer, providing valuable additional practicality.

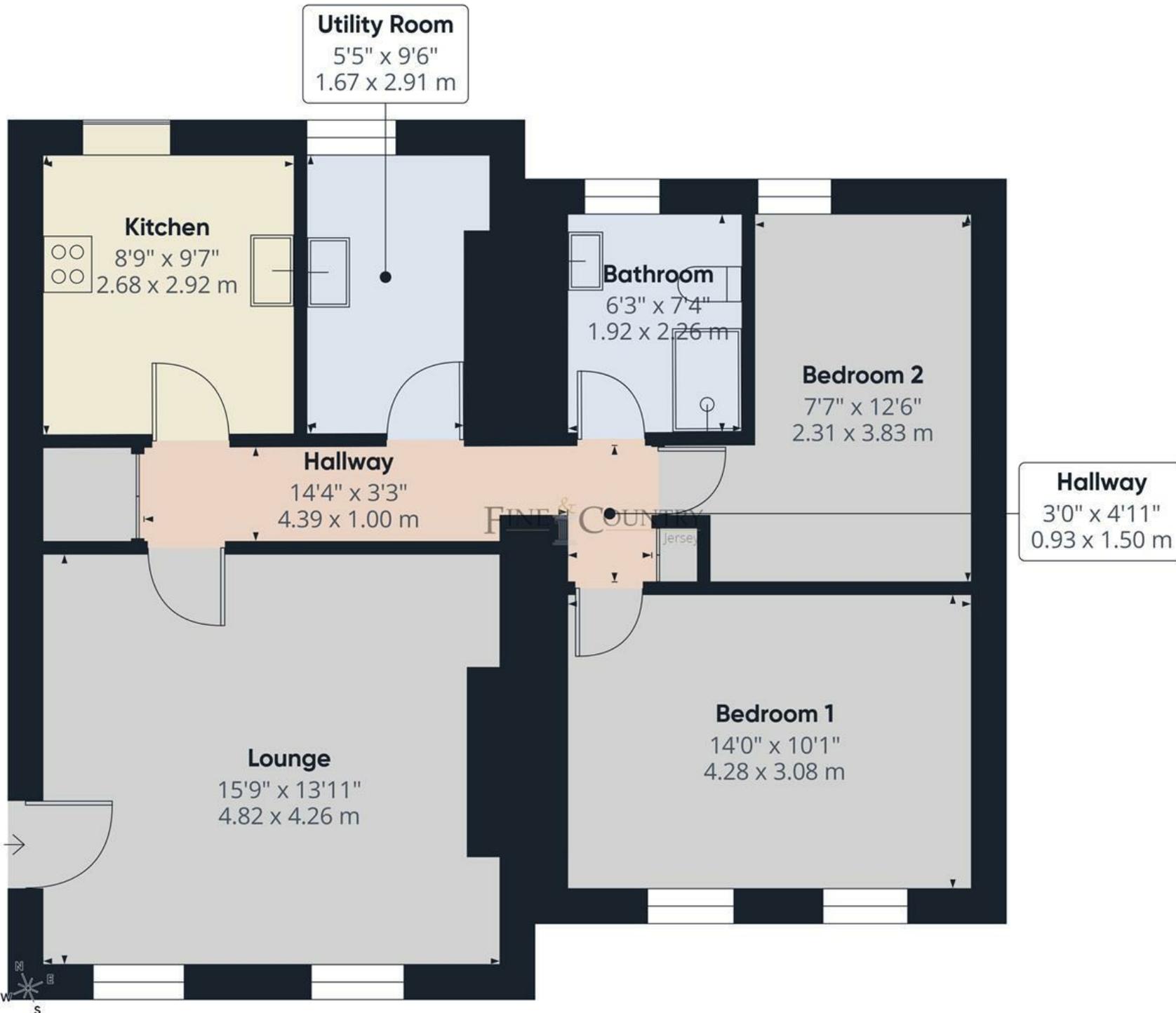
Both bedrooms are comfortable doubles, while the shower room is contemporary in design and well appointed.

Outside, the property benefits from its own private south-facing garden area, gravelled for ease of maintenance and bordered by hedging. It offers a pleasant outlook across neighbouring lawns and a sunny position throughout much of the day. Two allocated parking spaces, located immediately outside the apartment, add further convenience.









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

749 ft<sup>2</sup>  
69.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

**Outside**

Equidistant between central St. Helier and the north coast

Well regarded Linden Hall development

Private south-facing garden area

Parking for 2. cars

**Services**

All mains services

Range of underfloor and panel heating - all electric

Low service charges of just £165 per quarter

**Directions**

Travelling north along La Route de la Trinity take the left before Sir Francis Art Gallery on to a gravel driveway, Linden Hall is on the left.

**Call us on**

**01534 888855**

**[jersey@fineandcountry.com](mailto:jersey@fineandcountry.com)**

**[www.fineandcountry.je](http://www.fineandcountry.je)**

**5 King Street, St Helier, Jersey, JE2 4WF**

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.