



Apt 3 Claremont

East Carmel Lane

St Helier

Jersey

JE2 3NU

£825,000

FC204

FLYING FREEHOLD - Welcome to Claremont, a beautiful brand new development which sits within the suburb of First Tower, between St Helier's town centre and St Aubin. Being less than half a mile from the beach means strolling or cycling through the four parishes that make up St Aubin's Bay is easy. You can then return home to catch the glorious sunsets over St Aubin's Bay, from the comfort of your own home.

All apartments have been finished to an exceptional standard, and offer a open-plan lounge/kitchen space, 2 double bedrooms, 2 bathrooms, parking for 2 cars, and either a good size balcony or terrace.

This new development truly is one not to be missed, and viewing is highly recommended.







Approximate total area⁽¹⁾

689.75 ft²

64.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Outside

Undercover parking for 2 cars.

5 Visitor spaces and bike racks.

Balcony with views out to St Aubin's Bay.

Services

All mains and electric heating.

Service charge is £922.50 per quarter.

Directions

Heading up Tower Road from Bellozanne Road, Claremont are on the right hand side just after the bend.

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.