



FINE & COUNTRY
JERSEY

Apt 17 Pierre Arrive

La Colomberie
St. Helier
JE2 4QJ

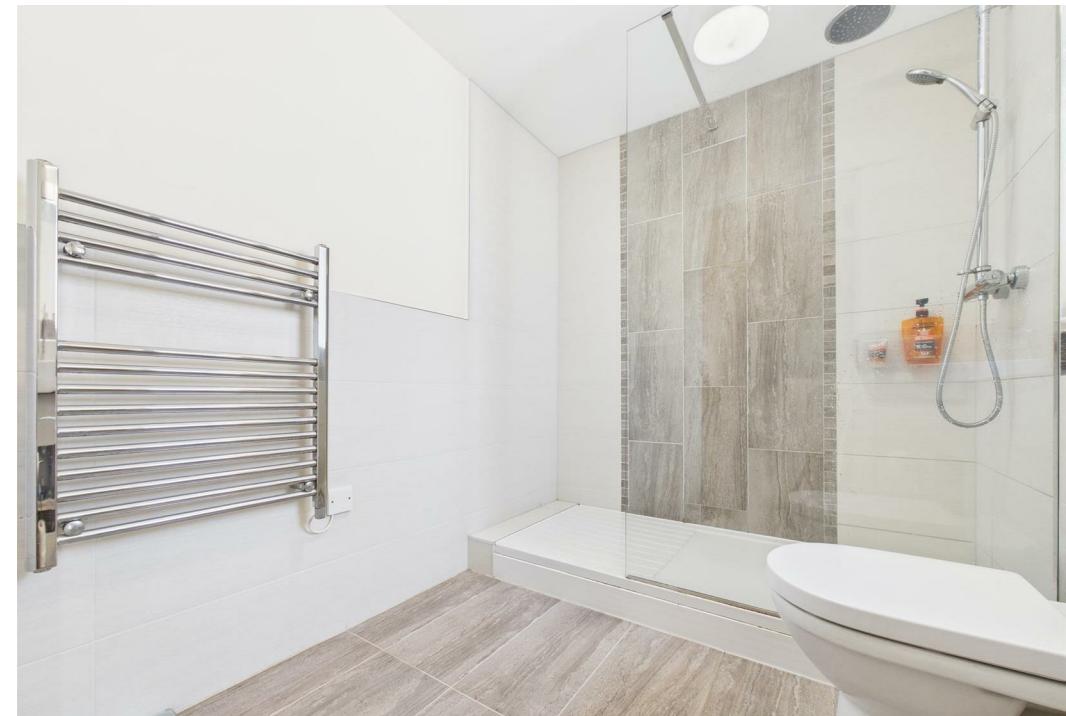
£395,000

FC230

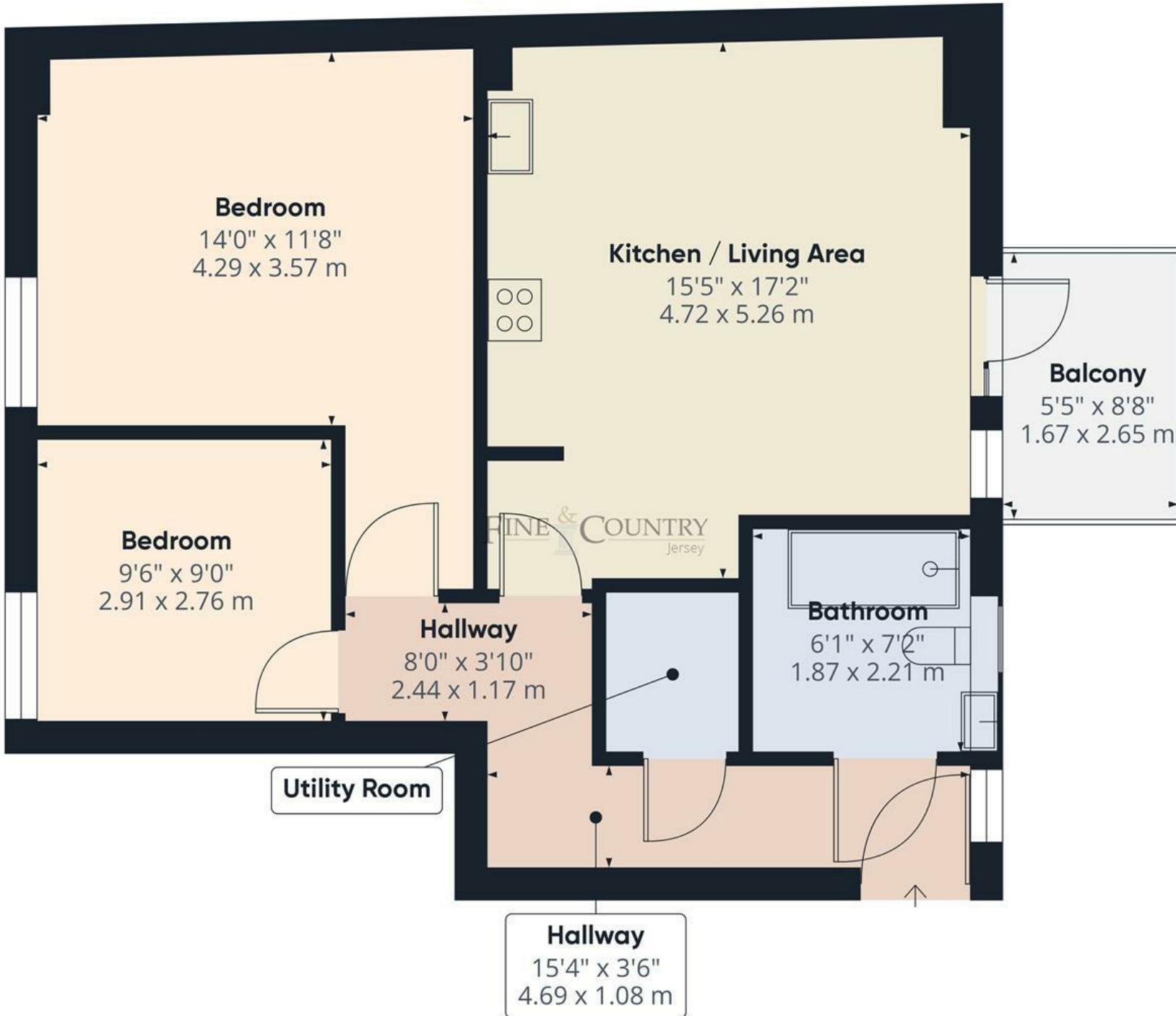
SHARE TRANSFER - Centrally located on the fourth floor of a purpose-built block, this well-proportioned two-bedroom apartment offers modern and convenient living.

The accommodation comprises a spacious open-plan kitchen and lounge area, two double bedrooms, a contemporary house bathroom, a separate utility space, and a useful storage cupboard. The building features a large communal roof terrace, an integral bike store, and lift access to all floors. Ideally positioned, the apartment is just a short stroll from the town centre, offering easy access to local shops, cafes, and amenities.









Approximate total area⁽¹⁾

692.12 ft²
64.3 m²

Balconies and terraces

47.04 ft²
4.37 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Outside

Communal roof space.

Lift access to all floors.

Internal bike store.

Services

All mains

Electric Heating.

Fully double glazed.

£318.78 per quarter. Includes building insurance, communal maintenance, communal lighting, management fees. Management company is Brunel Property Management.

Directions

Above the Co-op at the end of Grenville Street, the entrance is off La Chasse.

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.