



A1 Austin Barlett house

College Gardens La Pouquelaye St Helier JE23AY

£399,000

FC148

SHARE TRANSFER - This beautifully maintained one-bedroom ground-floor apartment is situated within the highly desirable College Gardens development, which features secure gated access, landscaped communal gardens, and an on-site gym.

The apartment offers a bright and spacious open-plan living area with a fully integrated kitchen, a generous double bedroom, a modern, well-appointed bathroom, and a separate utility cupboard. Further features include fully fitted electric blinds and a large private patio that can be accessed from both the living room and the bedroom. The property also benefits from a dedicated parking space located directly outside the front door, along with a private lock-up storage cupboard.









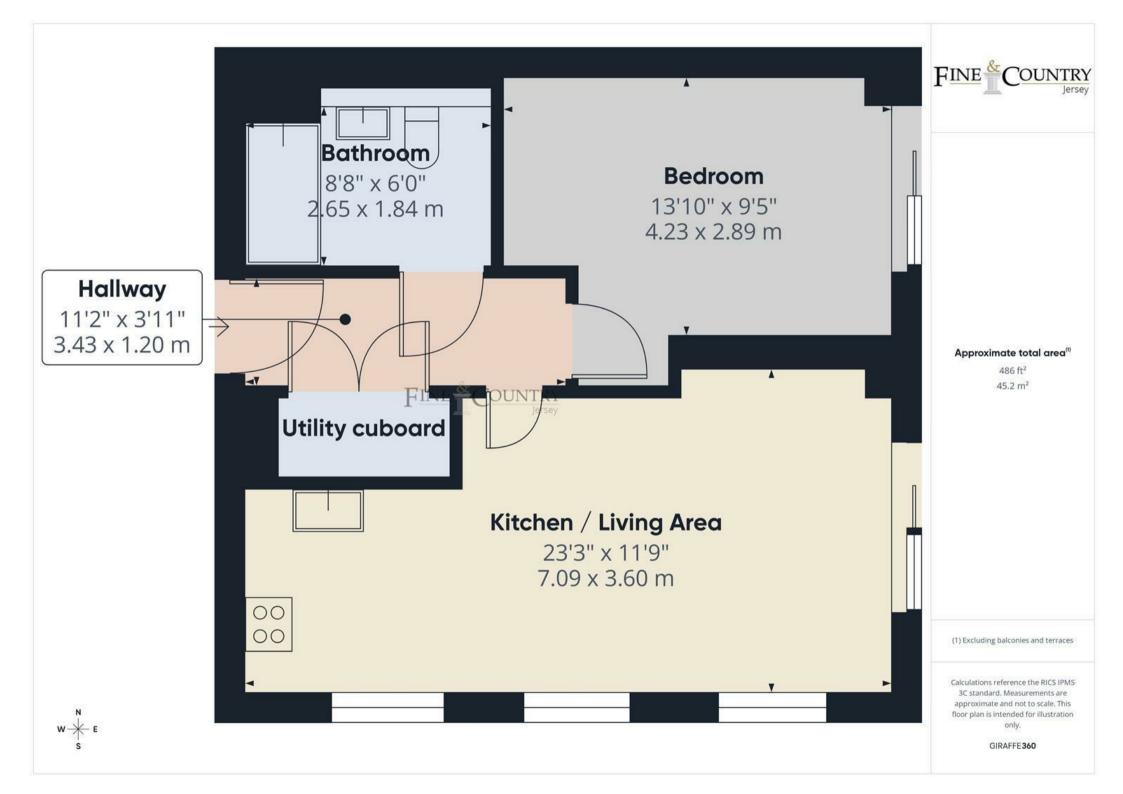












Outside

Good size private patio.

Communal gardens.

Onsite gym.

Secure parking for 1 car plus visitor parking, and store room.

Services

All mains excluding gas. Electric heating. Pressurised water system.

Service charges are £589 per quarter to include; building insurance, cleaning of communal areas, water rates, lighting costs, sinking fund, communal gardens,

Directions

Directions; Driving up Dongola Road, College Gardens is the development straight ahead at the top of the road.

Call us on

01534 888855

jersey@fineandcountry.com 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.