



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.







Hallway
11'2" x 3'11"
3.43 x 1.20 m

Bathroom
8'8" x 6'0"
2.65 x 1.84 m

Bedroom
13'10" x 9'5"
4.23 x 2.89 m

Utility cupboard

Kitchen / Living Area
23'3" x 11'9"
7.09 x 3.60 m

Approximate total area⁽¹⁾

486 ft²

45.2 m²

(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

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

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