



**3 Cobblestones La Retraite, Queens Road, St Helier, Jersey, JE2 3WU**  
**£425,000**

## La Retraite, St Helier, JE2 3WU

Tucked away at the top of a quiet, private development and shielded from passing traffic, this purpose built apartment block enjoys a peaceful setting while remaining conveniently close to everyday amenities. This an excellent opportunity for first time buyers looking to establish themselves on the property ladder though equally the property would make a great lock up and leave down size.

Located on the first floor, the apartment provides well proportioned accommodation including two double bedrooms, a separate kitchen and a generous living room. From here, doors lead directly onto a substantial private patio garden, an uncommon feature for an apartment, offering ample room for outdoor dining, entertaining or giving a pet safe outside space. Cont'd...

Internally, the décor would now benefit from updating, allowing an incoming purchaser to personalise and add value. The shower room, however, has been improved in more recent years and thoughtfully incorporates a utility cupboard housing the washing machine and hot water cylinder.

There are two side by side spaces in a secure undercover parking area, in addition to visitor parking available within the development.

### SERVICES

Service charge: £208.03 per month, inclusive of company management.

### What3Words

///puddles.tailing.lift

### VIEWING

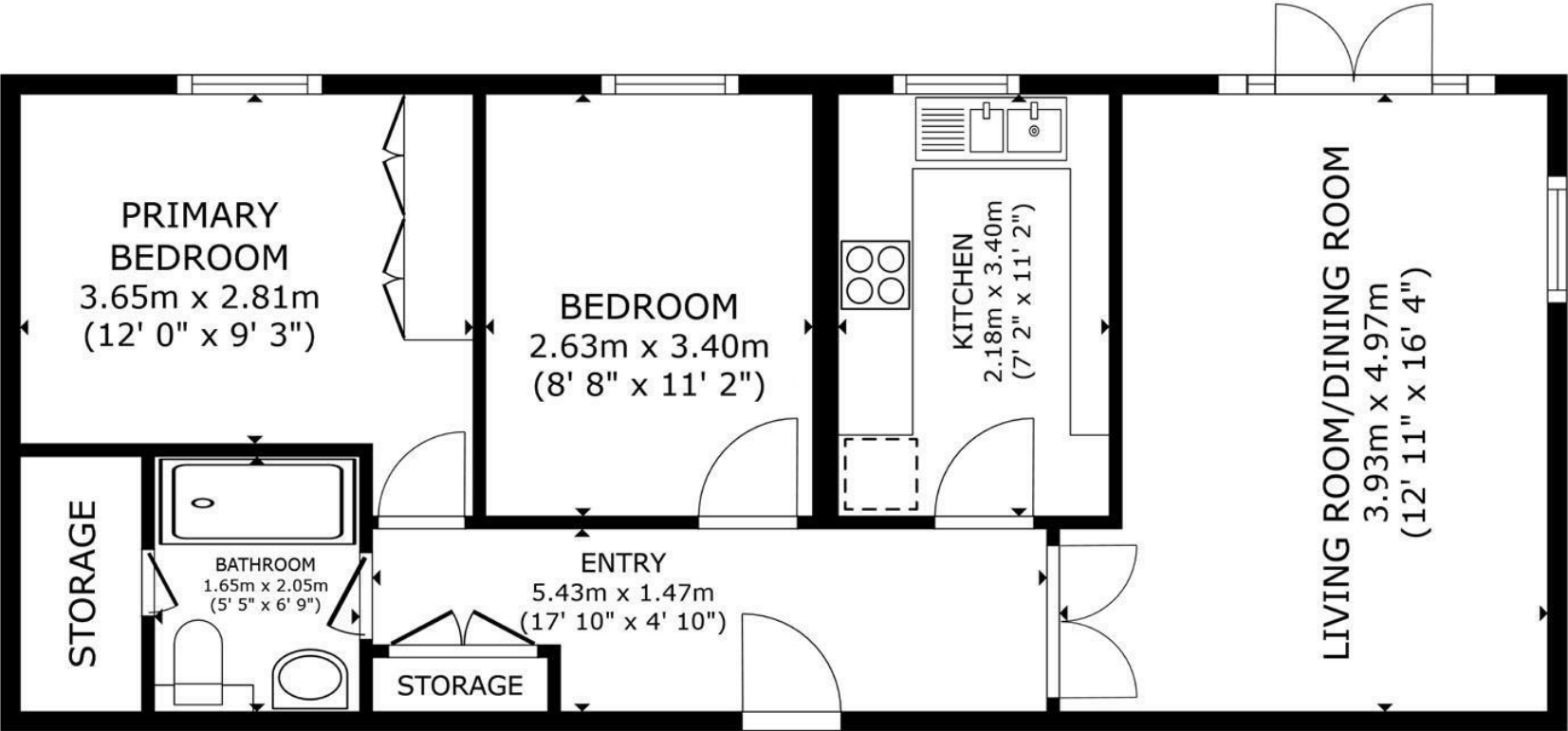
Please call Slomans on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

### ANTI 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 (passport or driving licence) and proof of residency documentation eg, a current

utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 61.1 m<sup>2</sup> (657 sq.ft.)  
TOTAL : 61.1 m<sup>2</sup> (657 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

