



Park House 3 Tunnell Street, St Helier, JE2 4LU
£775,000



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Located on a quiet residential one-way lane, this brand-new modern townhouse offers stylish, low-maintenance living with a strong focus on energy efficiency. The property provides three double bedrooms and benefits from solar panels and a mechanical ventilation system with heat recovery. The main living space is positioned on the second floor and features an impressive vaulted ceiling, an open-plan layout and a west-facing balcony with views across St Helier and Millennium Park. The fully fitted kitchen is equipped with Bosch appliances and offers generous workspace with room for a large dining table. Cont'd.....

Accommodation includes a ground-floor double bedroom with a luxury bathroom featuring a Villeroy & Boch bath and walk-in shower, ideal for guests or teenagers, along with a separate utility room. Two further double bedrooms are located on the first floor, served by a second luxury bathroom with both a bath and large walk-in shower. The property is fully electric with Rointe D-Series Wi-Fi heating, all mains services, solar power and a Domus MVHR ventilation system.

VIEWING

Please call Slomans, Sole Agents 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

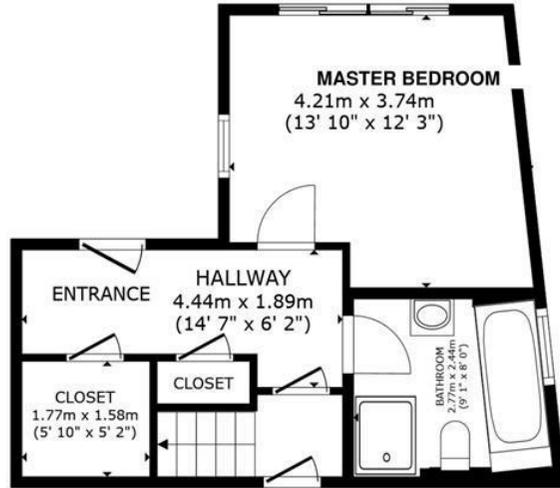
FREE VALUATION

Would you like to know what your own home is worth? If you would like a free verbal valuation please do not hesitate to contact us on 87 97 87

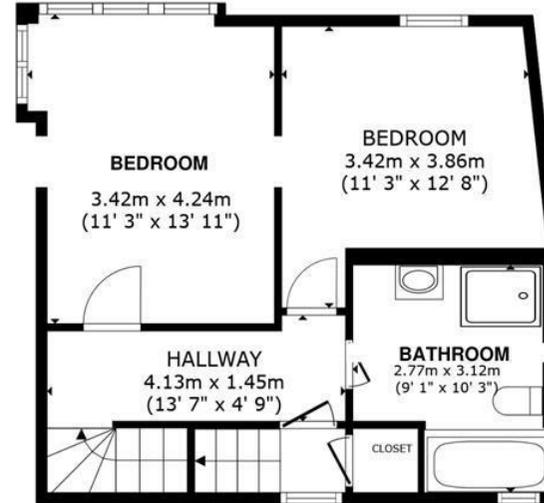
SERVICES

Mains water and drains. Modern solar power system installed that supplements the mains electricity supply. Heating is provided by the latest modern Rointe D Series Radiators.

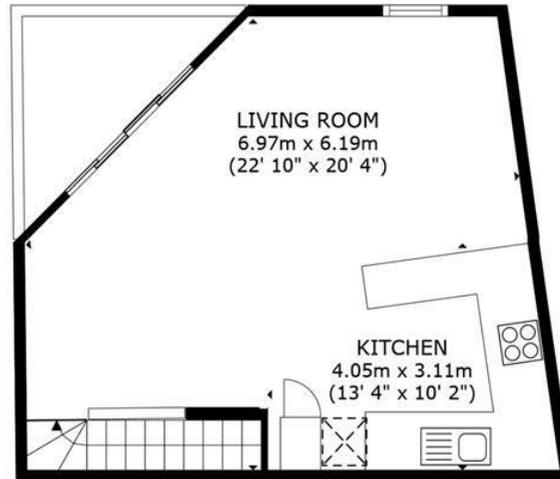




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 35.1 m² (378 sq.ft.) FLOOR 2 44.4 m² (478 sq.ft.) FLOOR 3 38.6 m² (415 sq.ft.)
 EXCLUDED AREAS : BALCONY 4.4 m² (48 sq.ft.)
 TOTAL : 118.1 m² (1,271 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

