



**2 Marina Place, Columbus Street, St Helier, JE2 3LY**  
**£499,000**



## Marina Place, St Helier, JE2 3LY

An absolutely delightful, fully renovated cottage, ideal for first-time buyers or investors. Finished to an exceptional standard, the home blends modern design with thoughtful details. The bright entrance hall leads to a stylish sitting room with herringbone wooden flooring, a contemporary electric fireplace, and a feature wall with integrated lighting. Glass-panelled doors allow natural light to flow throughout. The kitchen features a contemporary blue and grey design, Bosch appliances and elegant worktops. Plantation shutters run throughout, adding charm and privacy. There's also a utility room, downstairs cloakroom, and a private patio. Spread over three floors, the home has 3 bedrooms, two with fitted double wardrobes, and a stunning bathroom with a rainfall shower, bath, vanity unit, and large electric radiator. Finished to an exceptional standard throughout, this beautiful home must be viewed to be fully appreciated. Though there is no parking with the property the vendor has retained an parking space at £120 per mth for the buyers

### SERVICES

All main and drains  
Electric heating

### 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

Floorplans to follow.

### 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



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