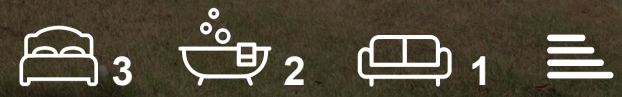




No1 The Laurels La Route Du Fort
St. Helier, Jersey, JE2 4PA

£730,000



No1 The Laurels La Route

St. Helier, Jersey, JE2 4PA

Freehold -Built by Antler Builders in 2008 this end of terrace well designed family home is presented in immaculate order. The property comprises of a welcoming entrance hall with doors leading into a modern kitchen with integrated appliances, cloakroom, stylish living/dining room with patio doors leading out onto an enclosed South facing lawned garden with mature trees and shrubs. On the first floor there are two large double bedrooms that share the family bathroom and a utility cupboard. Occupying the second floor is the master bedroom, shower room and study area. The property comes with two allocated parking spaces.

Location - The property is situated within 10 minutes walking distance to the town centre and Harve des Pas beach and a few minutes drive to all the main Schools. Access to the The Laurels development is off Cleveland Road with a gated entrance.

Service - Electric under floor heating throughout the property, double glazed windows, Wi Fi. Service charges £20 pm for communal garden

Hallway
14'2 x 7'1 (4.32m x 2.16m)

Kitchen
11'6 x 9'10 (3.51m x 3.00m)

Lounge/Dining Room
17'5 x 16'8 (5.31m x 5.08m)

Bathroom
6'0 x 4'3 (1.83m x 1.30m)





First floor landing
11'2 x 4'1 (3.40m x 1.24m)

Bedroom 1
13'1 x 9'2 (3.99m x 2.79m)

Bedroom 2
13'2 x 8'11 (4.01m x 2.72m)

Bathroom
5'9 x 7'2 (1.75m x 2.18m)



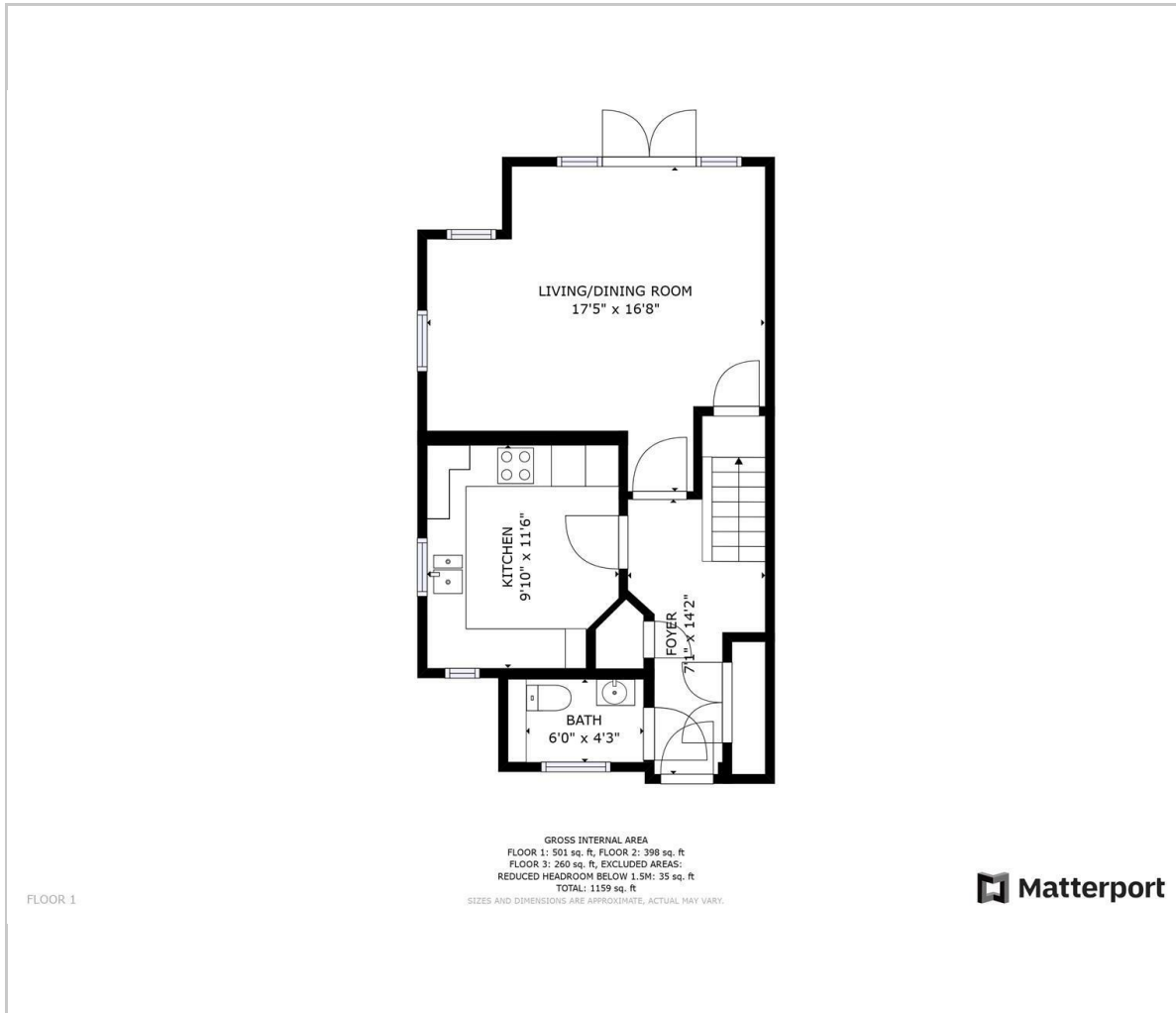
Second floor landing
7'3 x 7'9 (2.21m x 2.36m)

Bathroom
7'6 x 5'6 (2.29m x 1.68m)

Bedroom
15'2 x 13'4 (4.62m x 4.06m)



Floor Plan



Viewing

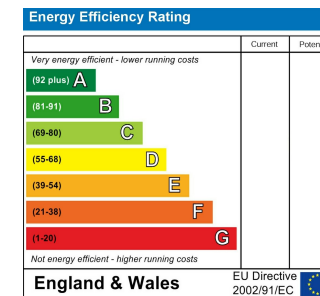
Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

10 Sand Street, St Helier, Jersey, JE2 3QF
Tel: 01534 607070 Email: duty@troysjsy.com

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.