

INTRODUCING

7 Ruelle Vaocluse Court, La Ruelle Vaocluse, St Helier, JE2 3JD



Connecting People & Property Perfectly.

New to market is this spacious three bedroom apartment at Vaucluse Court, one of only three in the block, it offers an amazing 1948 sq ft of accommodation. Upon entering there is a sizable entrance porch, separate fully fitted kitchen in addition to the lounge/diner which has french windows leading onto the south facing balcony, from here the views are spectacular, spanning from Elizabeth castle to St Aubin. The apartment offers three double bedrooms, two with direct access to the balcony and both benefiting from the incredible view. The master bedroom includes built in wardrobes and an ensuite bathroom, with a separate spacious house bathroom which services the second and third bedroom. The integral garage offers both excellent storage and parking and the apartment also owns the full driveway with access given to just one other apartment. The property has been lived in by the same owner from new and although it has been well maintained it is in need of full modernisation, with huge scope to make a stunning apartment. Viewing is highly recommended.

- **Ground Floor Apartment**
- **Three Bedrooms/Two Bathroom**
- **Panoramic Sea Views**
- **1942 sq ft of Accommodation**
- **Tandem Garage and Parking**
- **In need of Modernisation**

Price £995,000 Qualified | Share Transfer



PROPERTY ID: 2943

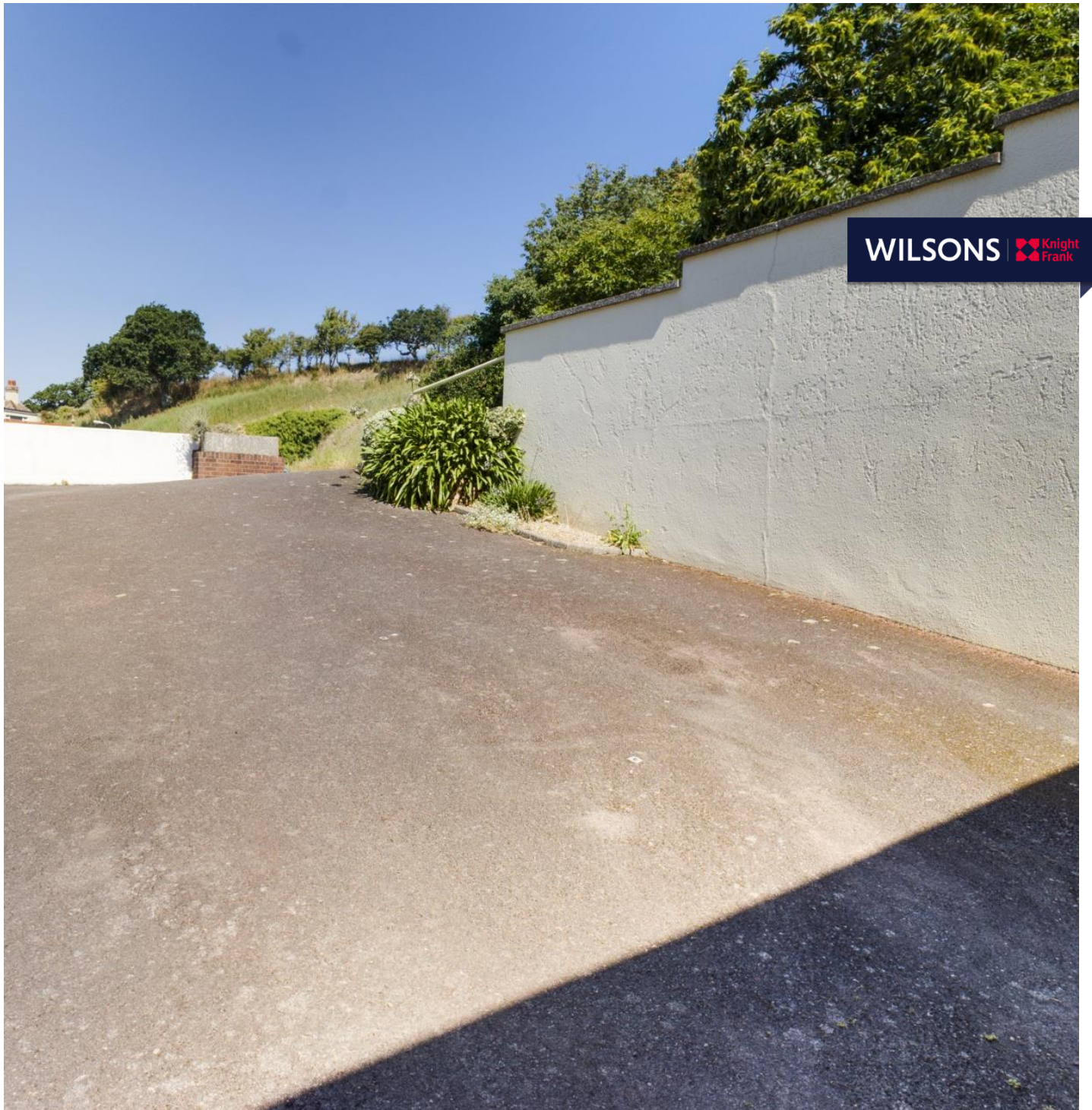








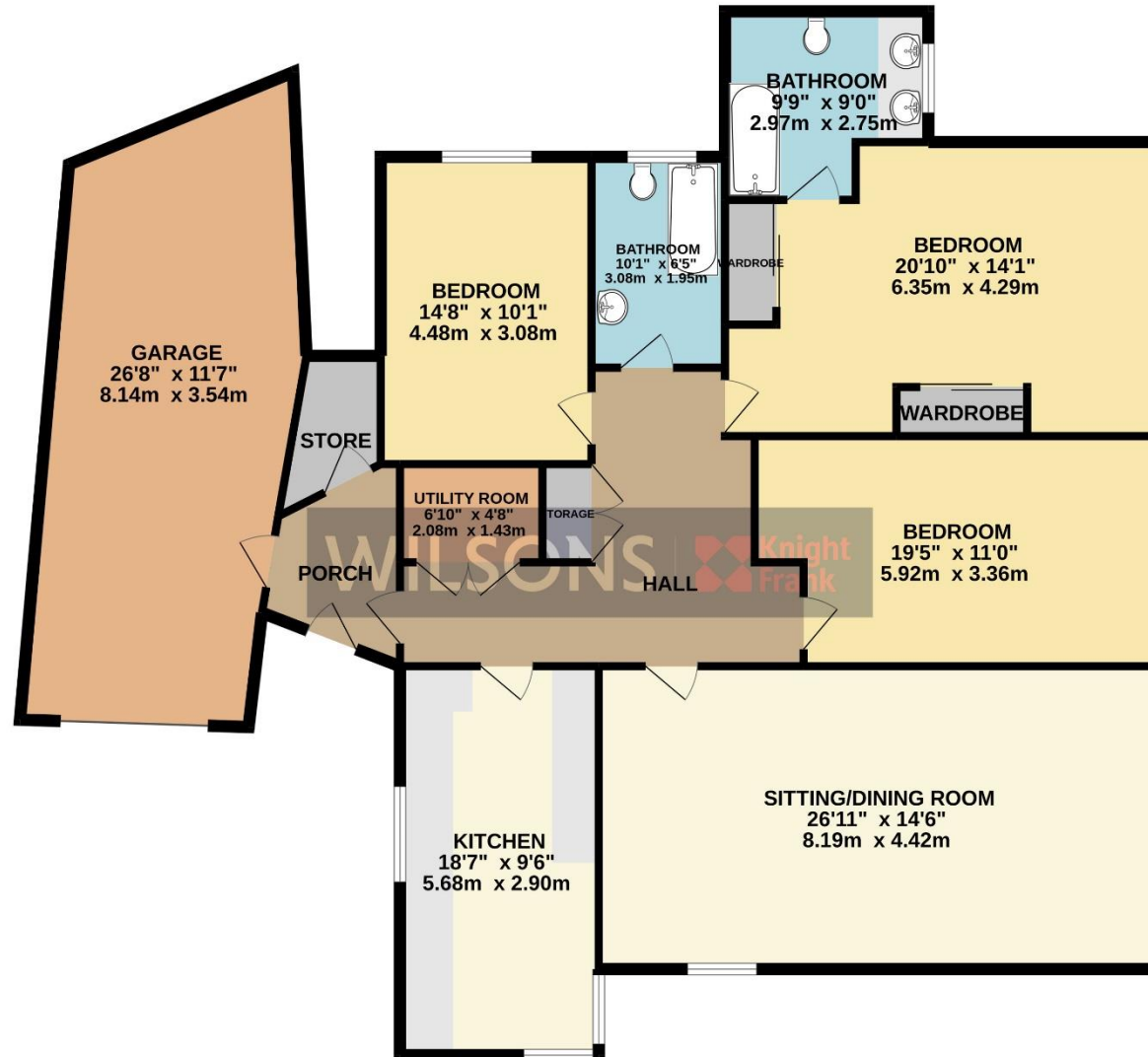








GROUND FLOOR
1948 sq.ft. (181.0 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

All Mains (excluding gas)
Fully double Glazed
OFCH

SERVICE CHARGE

No Managing agent
Cost split between the 3 apartments
(annual building insurance and general maintenance)
Roof recently treated
Externally painted

DIRECTIONS

Proceed up Mont Cochon turning right up La Ruelle Vaucuse, property is roughly 300m up on the RHS

ANTI MONEY LAUNDERING

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 and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

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