

INTRODUCING
1 Alma Gardens, Victoria Avenue, St Helier, JE2 3LU



Connecting People & Property Perfectly.

This stunning architect designed new build family home, enjoys a frontage to Victoria Avenue with private pedestrian access thereto and commands wonderful open sea views over the full extent of St Aubin's Bay.

Standing fully detached, this beautiful 'cutting edge' property, provides a very generous range of excellent family orientated accommodation, totalling some 3000 + sq.ft., and including 4 bedrooms, 3 bathrooms/shower rooms, a 32' live-in family kitchen, 23' living room study plus a large media room. Large sun balconies plus a paved terrace, serve important components of the accommodation.

Externally there is a level medium sized lawned garden with pedestrian gate to Victoria Avenue, together with a parking forecourt area which provides parking for 3 cars.

- **Overlooking St Aubin's Bay**
- **Fabulous new 'cutting edge' family home**
- **Very generous 3000 sq.ft. + accommodation**
- **Fully detached with lawned garden**
- **Sun balconies and large paved leisure terrace**
- **A 'life-style' home**

Price £1,595,000 Qualified | Freehold



PROPERTY ID: 3047















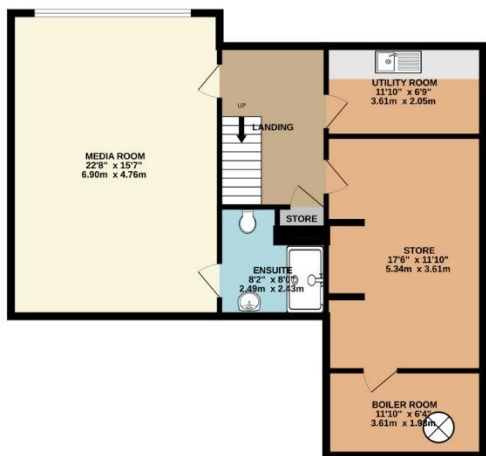








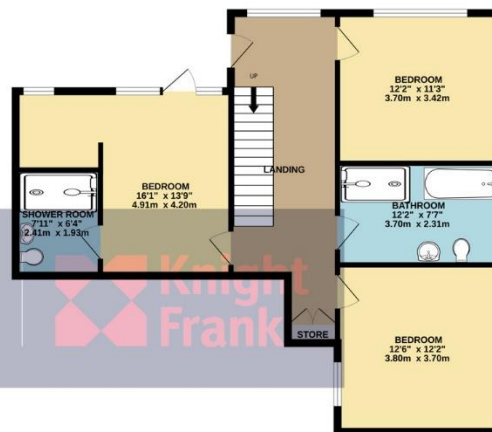
BASEMENT
866 sq.ft. (80.5 sq.m.) approx.



GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 3016 sq.ft. (280.2 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.

Made with Metropix ©2022



SERVICES

Mains water
Mains drains
Full electric under floor wet central heating installation plus mechanical heat recovery installation

DIRECTIONS

Proceed out of town along St Aubins inner road, passing Mansel collection, take a left into private lane, and 1 Alma Gardens is straight ahead on the left hand side.

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

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 or 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.

Call: +44 (0) 1534 877977
Email: office@wilsons.je

WILSONS |  **Knight Frank**

wilsons.je

