

INTRODUCING

5 Landfield Court, Landfield Drive, Mont Millais, St Helier, JE2 4RB



Connecting People & Property Perfectly.

Recently modernised throughout to a high standard, this mid terrace property is the perfect alternative to an apartment. Offering open plan living space on entrance level, with two double bedrooms and shower room on the top floor. To the front of the property is a private decked area, ideal for alfresco dining in the warmer months. On ground floor level you have an oversized garage, big enough for a car plus plenty of storage space or two small cars. Separate to this, the property also benefits from having parking for one further car. This property is conveniently located at the bottom of Mont Millais, with Howard Davis Park, local shops and St Helier town centre only a few minutes walk away.

- **Recently modernised town house style property**
- **Two double bedrooms**
- **Open plan living space**
- **Over sized garage plus parking for one car**
- **Convenient outskirts of town location**
- **INVESTMENT ONLY**

Price £605,000 | Qualified | Freehold



PROPERTY ID: 3086

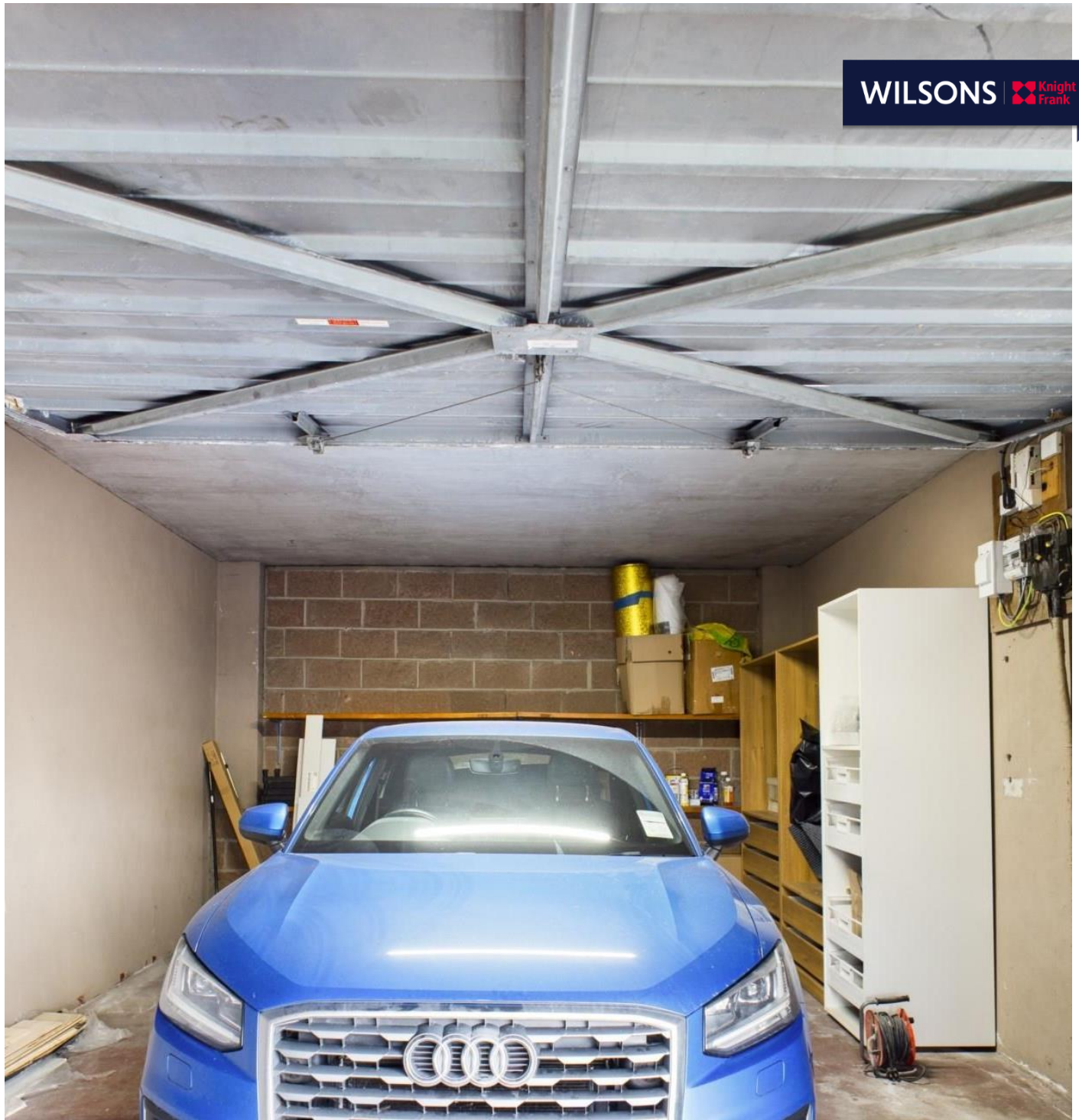




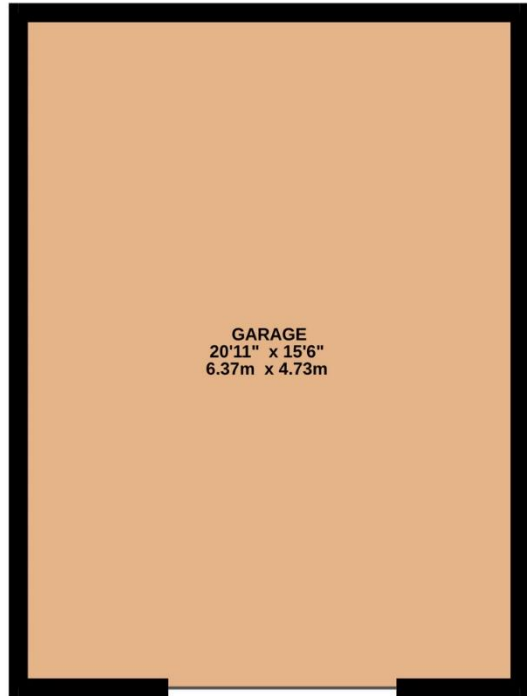








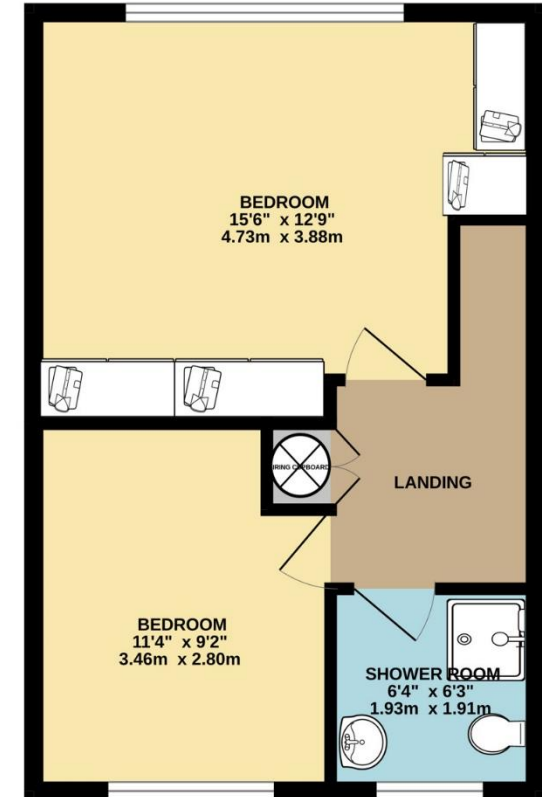
GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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 ©2023



SERVICES

Mains water
Mains drains
Electric underfloor heating downstairs
Fully double glazed throughout

DIRECTIONS

Entering Mont Millais from the bottom of the hill, Landfield Drive is the first entrance on your left. 5 Landfield Court is up the metal staircase and the 5th house along.

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

