

INTRODUCING

3 Le Vallon, Rue De Maupertuis, St Clement, JE2 6NG

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

Brought to market in immaculate condition throughout is this delightful duplex apartment, located down a quiet green lane it is positioned out the way from any road noise but still a convenient distance from the beach, close to the main bus route and just a short drive into town. Comprising four double bedrooms, a rare find, the accommodation is well proportioned and versatile. Laid out over two floors the apartment offers a bright lounge/diner, separate fully fitted kitchen, two double bedrooms and a house bathroom. The second floor provides two further double bedrooms, the master bedroom having a luxurious ensuite bathroom with both a shower and free standing bathtub. Externally there is a small private shared courtyard and one designated parking space. This would be ideal for a young family who need lots of bedroom space or alternatively for those who may need a home office as well as ample of bedrooms.

- **Duplex apartment**
- **Four bedroom/ Two bathroom**
- **Good order throughout**
- **Excellent accommodation**
- **Small development**
- **One parking space**

Price £620,000 | Qualified | Flying Freehold



1



4



1



1

PROPERTY ID: 3088





2 & 3
LE VALLON COURT
→

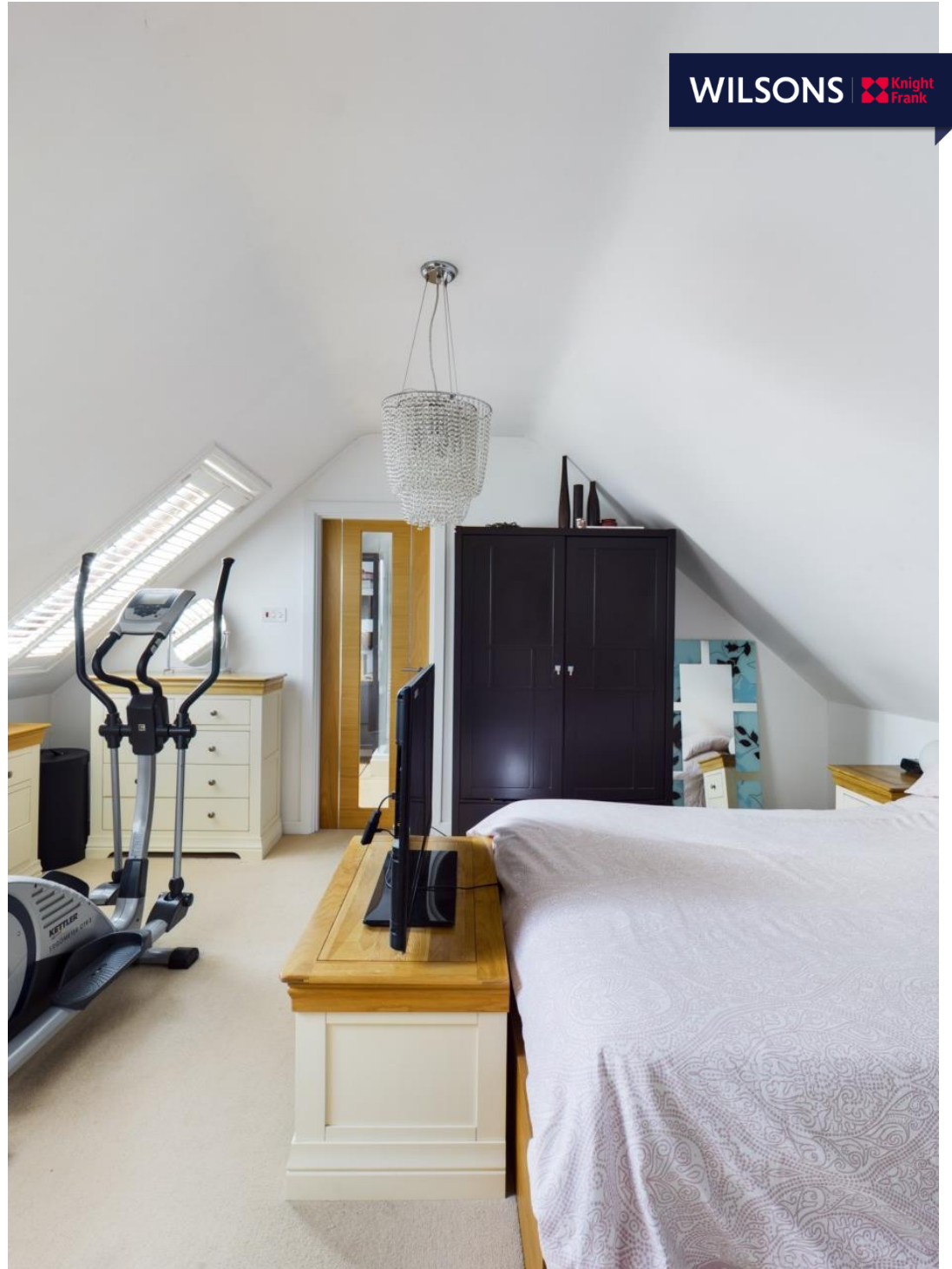






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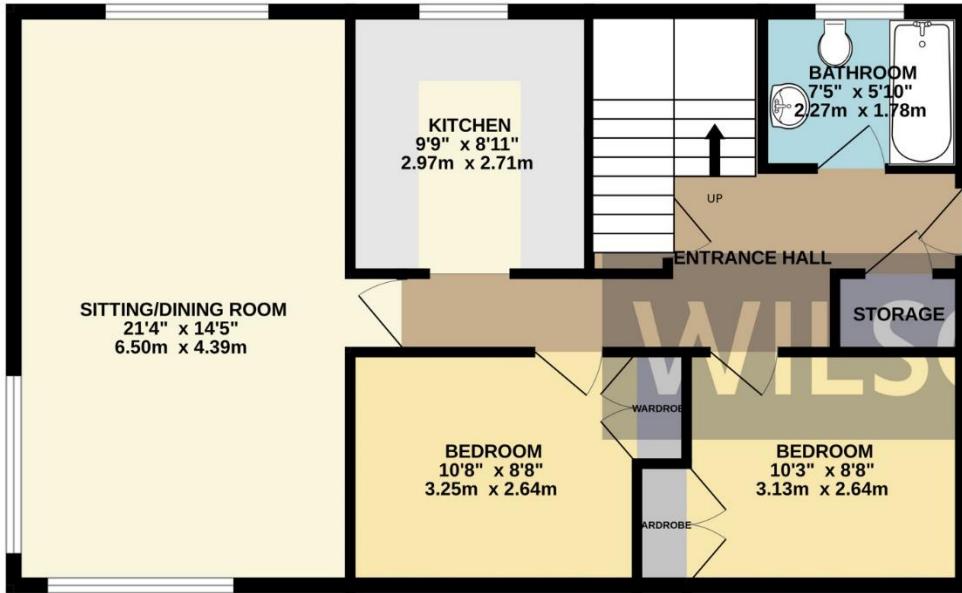




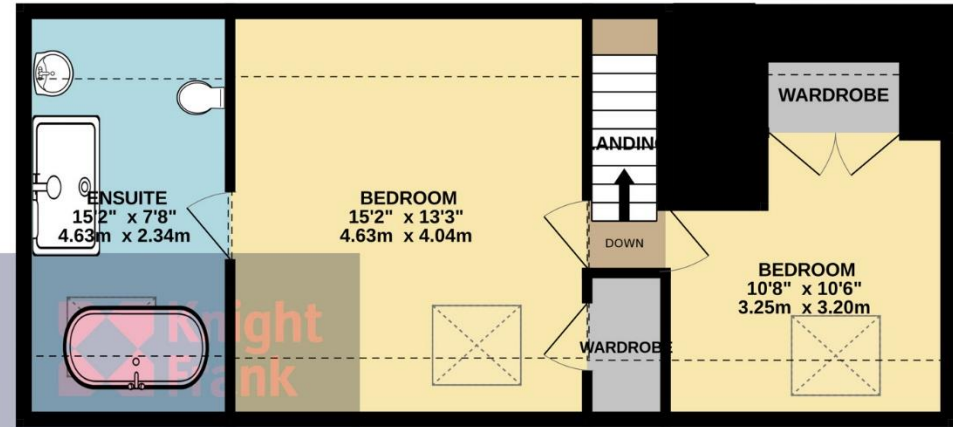




1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



2ND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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

Mains water
Mains drains
Electric heating (comfort)
Fully double glazed

SERVICE CHARGE

£25 pcm to include building insurance and sinking fund (company secretary is owner of No1 Le Vallon - managed between themselves)

DIRECTIONS

From Rue de Samares turn into Rue De Maupertuis, turn into the first driveway on the RHS. Parking is at the far end.

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.

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