

INTRODUCING  
1 The Mews, Hautmont Close, St Helier, JE2 4XT



Connecting People & Property Perfectly.

Fantastic two bedroom town house, in an excellent location on the outskirts of town with all the amenities St Helier has to offer only a short stroll away.

Presented in excellent condition throughout, the accommodation is split over four floors. The entrance level provides the integral garage and utility room, first floor offers the living room with beautiful large bay window & separate newly fitted kitchen. The second floor provides a spacious double bedroom with plentiful fitted wardrobes and the house bathroom with a further double bedroom and w.c on the top floor. The property has been very well maintained, with newly fitted radiators and some new windows and recent redecoration.

The property also benefits from excellent storage on each floor and in addition to the garage there is driveway parking for two cars and two visitors spaces to the side of the property.

- **Two bedroom house**
- **End of terrace**
- **Immaculate presentation**
- **Convenient location**
- **Excellent storage and utility**
- **Two parking plus garage**

**Price £595,000** Qualified | Flying Freehold



1



2



1



2

PROPERTY ID: 3146







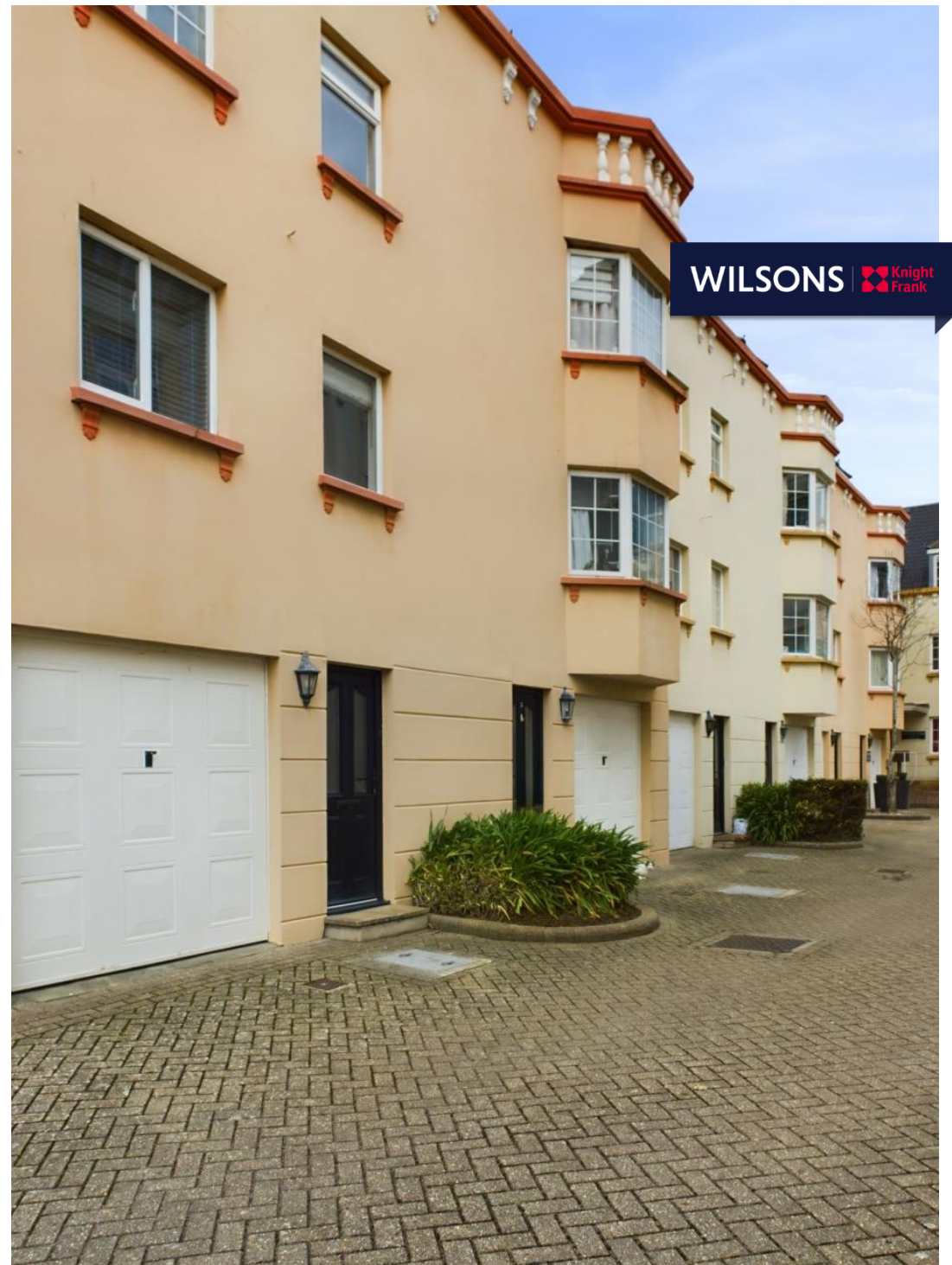




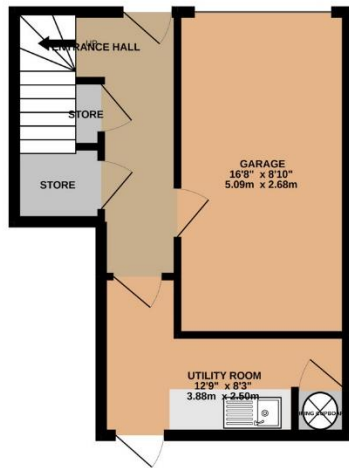




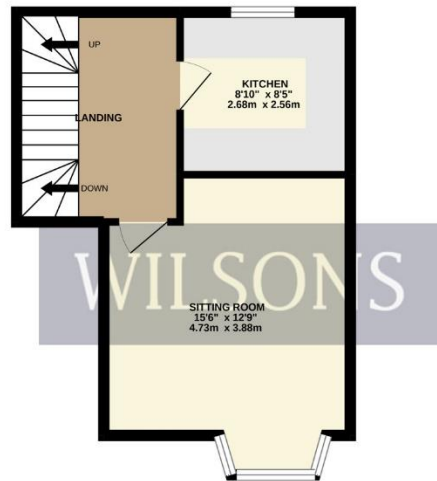




GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



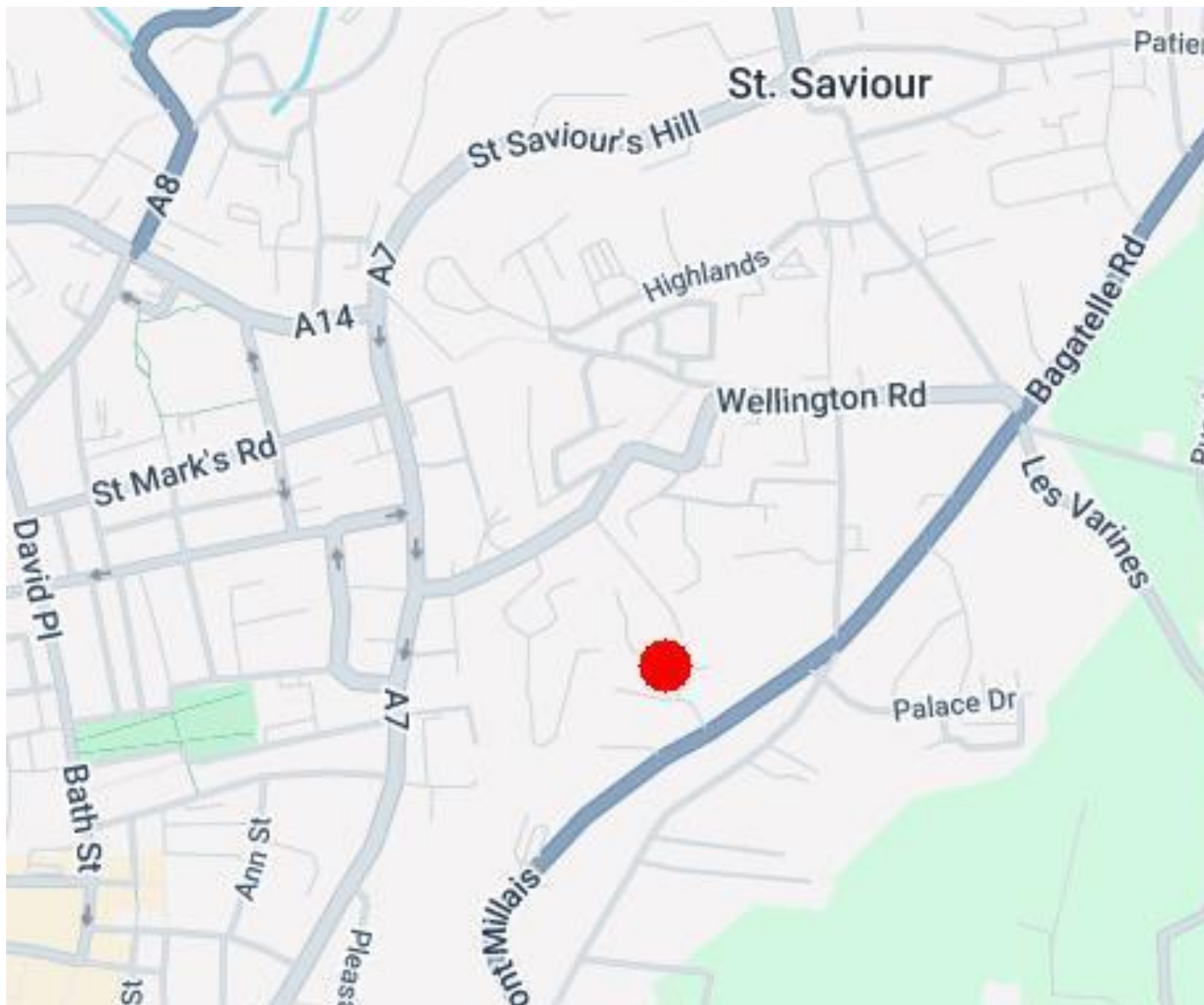
3RD FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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

All mains (excluding gas)  
Electric heating  
Fully double glazed

### SERVICE CHARGE

£190 pcm to include building insurance, general building maintenance, garden areas, gutter and window cleaning.

### DIRECTIONS

Proceed to the top of Mont Millais, opposite JCG carpark turn into entrance to Hautmont House. Hautmont close is situated directly behind.

### 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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