

INTRODUCING

1, Uplands Drive, St Johns Road, St Helier, JE2 3UD

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

Take your first steps onto the property ladder, this fantastic First Time Buyers home. Situated within a small close of similar properties, Uplands Drive is conveniently positioned on the outskirts of St Helier providing easy access into town, amenities and nearby schools.

Offered in an excellent order throughout the property briefly comprises entrance hall, downstairs bedroom and shower room, the first floor provides the open plan kitchen/ living room. The second floor comprises two double bedrooms and the house bathroom with the spacious master bedroom and ensuite on the top floor.

Externally to the rear of the property is a low maintenance, manageable sized garden, south west facing it gets all day sunshine and is fully enclosed perfect for young children and pets.

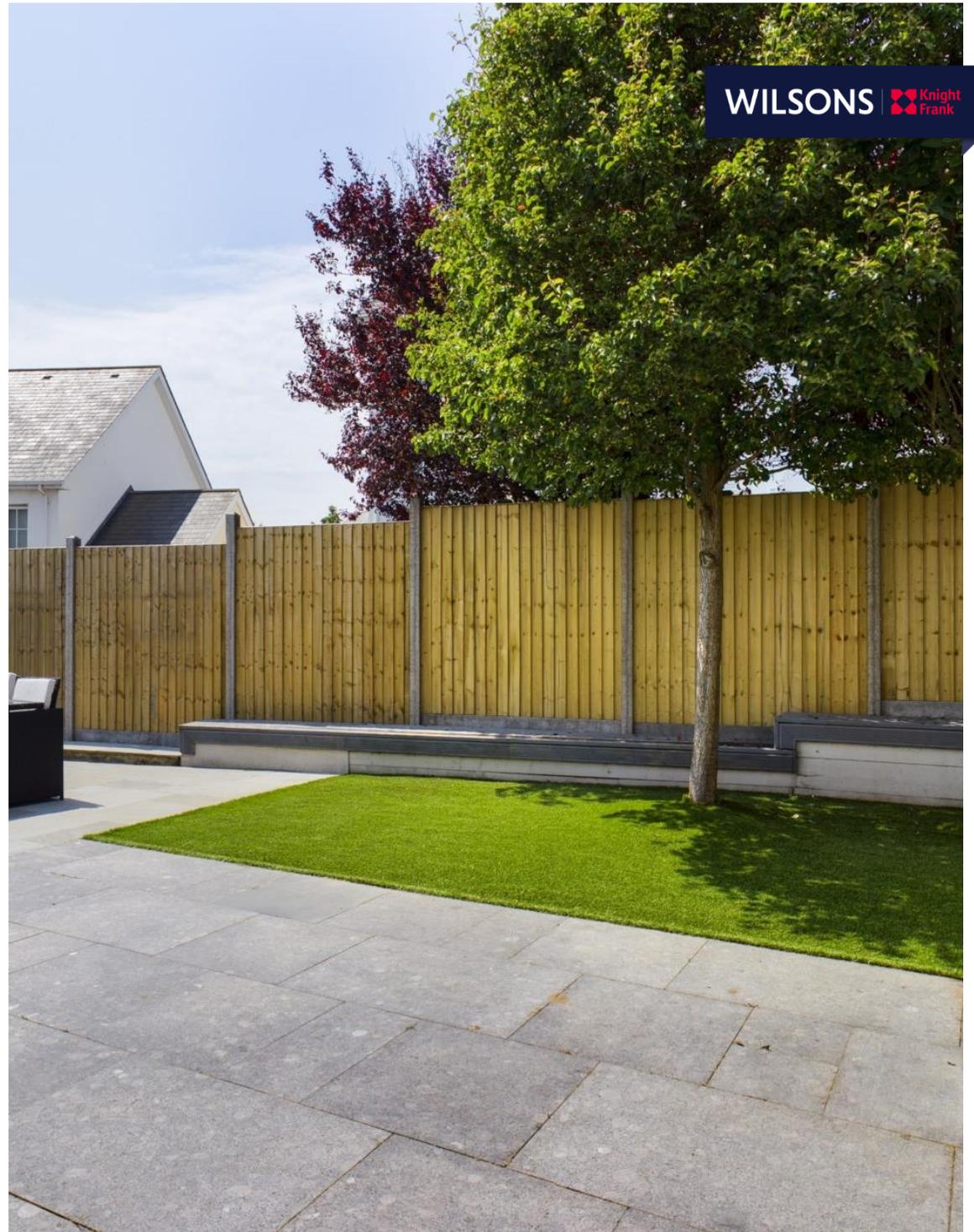
Parking is provided with two designated spaces, integral single garage and ample visitor spaces within the development.

- **First Time Buyers Home**
- **Four bedroom / Three bathroom**
- **Open plan living**
- **Outskirts of town**
- **Enclosed S/W facing garden**
- **Single garage and Parking**

Price £755,000 | Qualified | Freehold



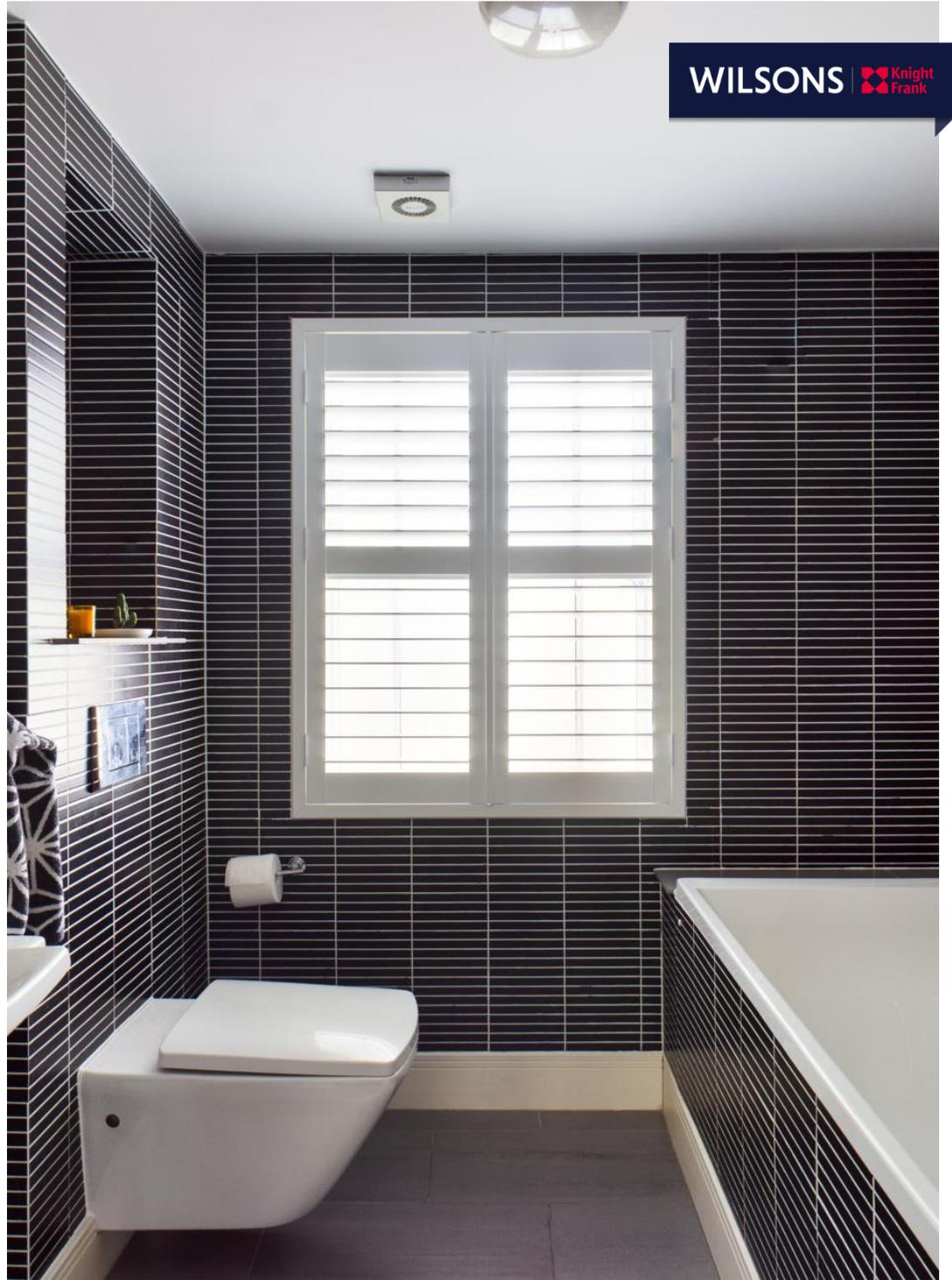
PROPERTY ID: 3192











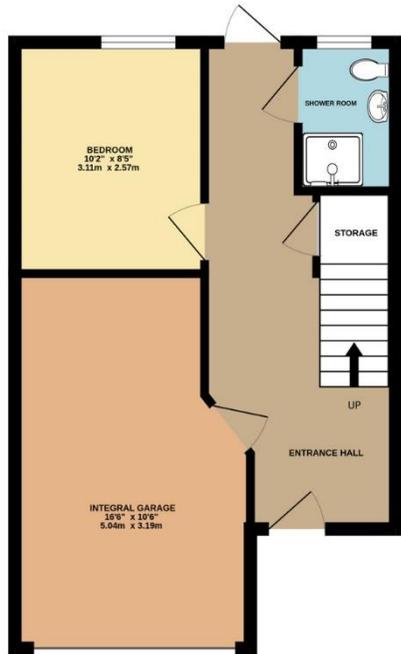




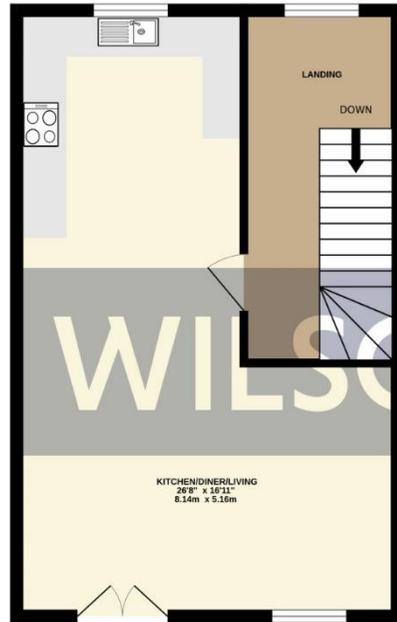




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



3RD FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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
Double glazing
Electric comfort heating

DIRECTIONS

Proceed up Queens road, turn into St Johns Road, turn right at Uplands apartments then fork to left into Uplands Drive.

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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