

INTRODUCING

2 Copper Beech Court, La Grande Route De St Jean, St Helier, JE2 3FN



Connecting People & Property Perfectly.

Discover modern comfort and style with this newly renovated, ground floor two bedroom apartment, meticulously designed to a high standards. The spacious living room, graced by a bay window floods plenty of natural sunlight through this charming property. This apartment has the benefit of a separate kitchen, completed with integrated appliances and on trend finishes. The master bedroom boasts an en-suite shower room for added convenience. plus, it offers direct access to a private patio, an ideal spot for outdoor entertaining or relaxation. The second bedroom is generously sized, offering flexibility for guests, family members, or as a home office. The house bathroom is beautifully appointed with contemporary fixtures and fittings, adding to the overall sense of modern living. In addition, the apartment is that it has the sole use of an indoor store cupboard, perfect for general storage/ household appliances. The apartment benefits from two designated parking spaces plus visitor parking. Situated on the outskirts of St Helier, this property offers a rural aspect while keeping you connected to the heart of town. Experience the best of both worlds with this delightful apartment.

Note: If desired, this apartment can be sold fully furnished as seen in photos.

- **Beautiful renovated ground floor apartment**
- **Two double bedrooms/ Two bathrooms**
- **Parking for two cars plus visitors**
- **Private patio to the rear**
- **Convenient town outskirts location**
- **Available fully furnished as seen in photos**

Price £495,000 | Qualified | Flying Freehold



1



2



2



2

PROPERTY ID: 3265



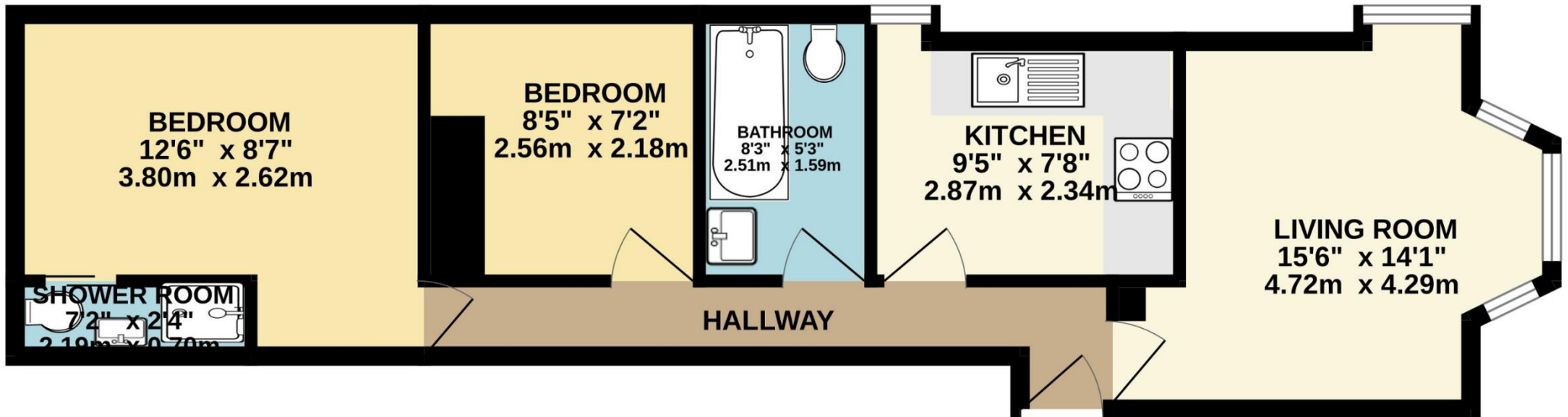








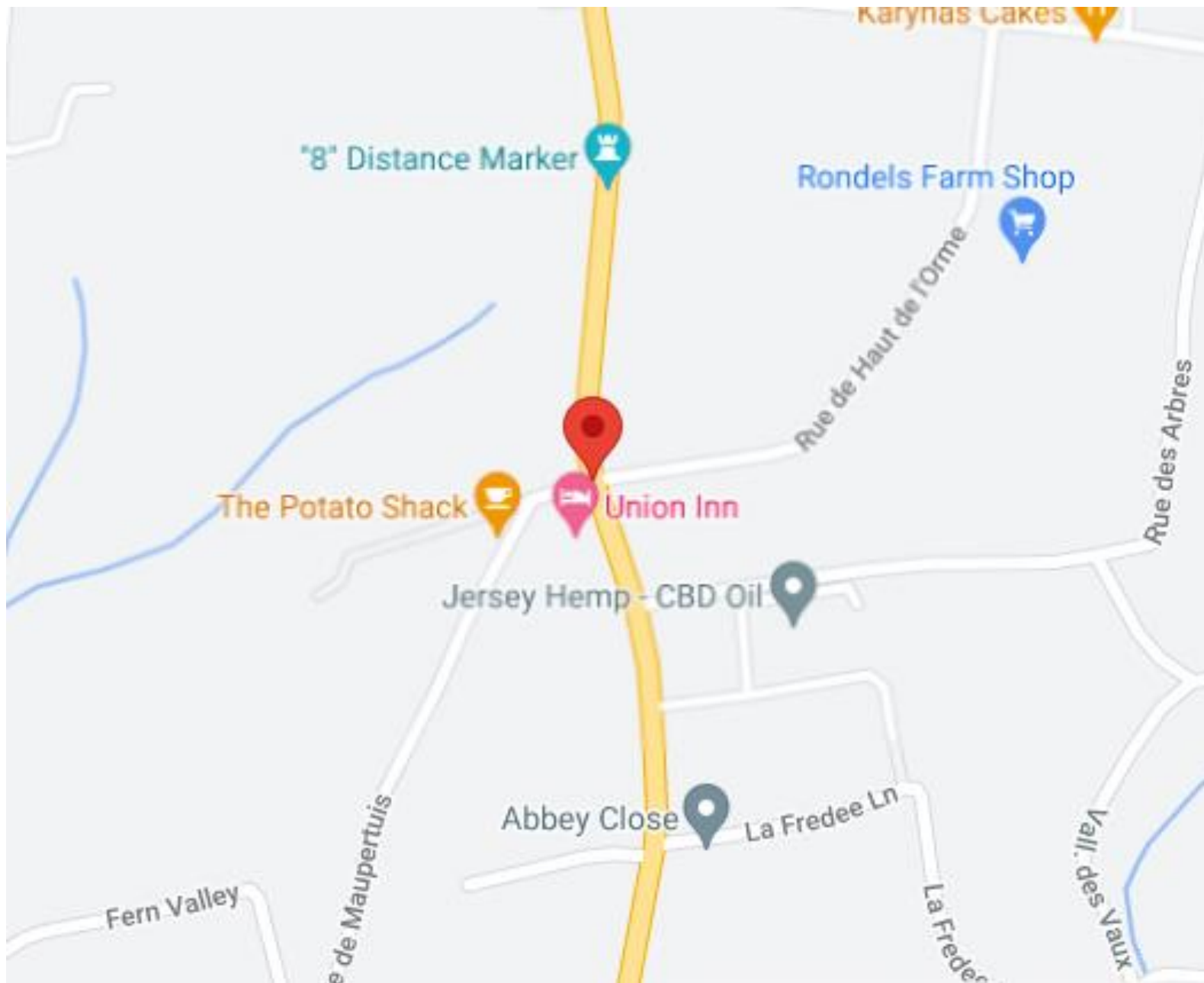
GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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

Service Charge £120.37 PCM

DIRECTIONS

Proceed up Queens Road passing Motor Mall on your RHS, Copper Beech Court is approx 300m on the LHS

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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