

INTRODUCING

12 Les Amarrages, La Greve D`Azette, St Clement, JE2 6PX

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

This lovely 2 bedroom apartment offers a perfect blend of comfort and convenience, in walk-in condition throughout, it features spacious living areas that create a warm and inviting atmosphere. The two good-sized bedrooms provide ample space for relaxation or can be transformed into a home office or guest room.

Set within a purpose-built development right on the beach front, you'll enjoy direct beach access on your doorstep. With the added benefit of lift access and private parking this apartment is also just minutes from town, shopping, dining, and entertainment within easy reach. Additionally, it's situated on an excellent bus route.

Early viewing highly recommended.

- **Lovely 2 bedroom apartment**
- **Spacious living areas**
- **Walk in condition**
- **Purpose built development**
- **Excellent location and on good bus route**
- **Private parking**

Price £535,000 Qualified Qualified | Share Transfer



PROPERTY ID: 3524





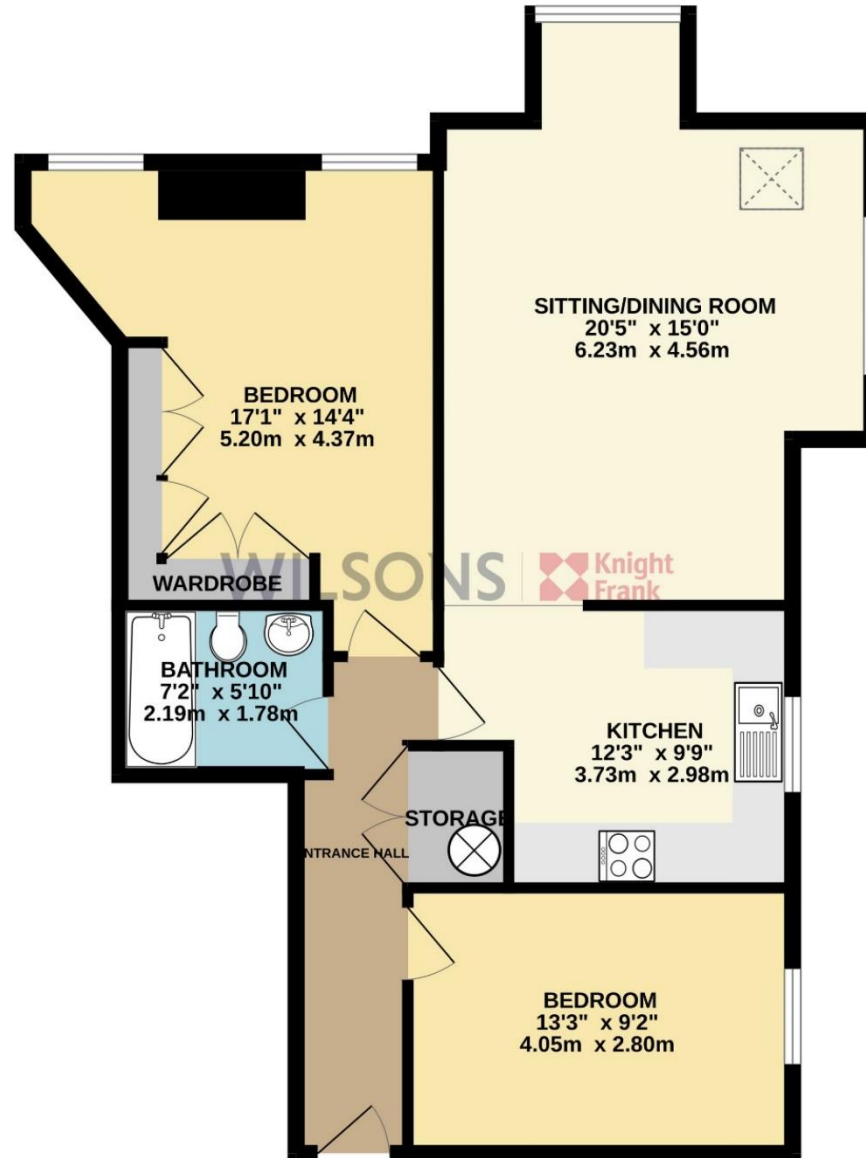
WILSONS | Knight Frank







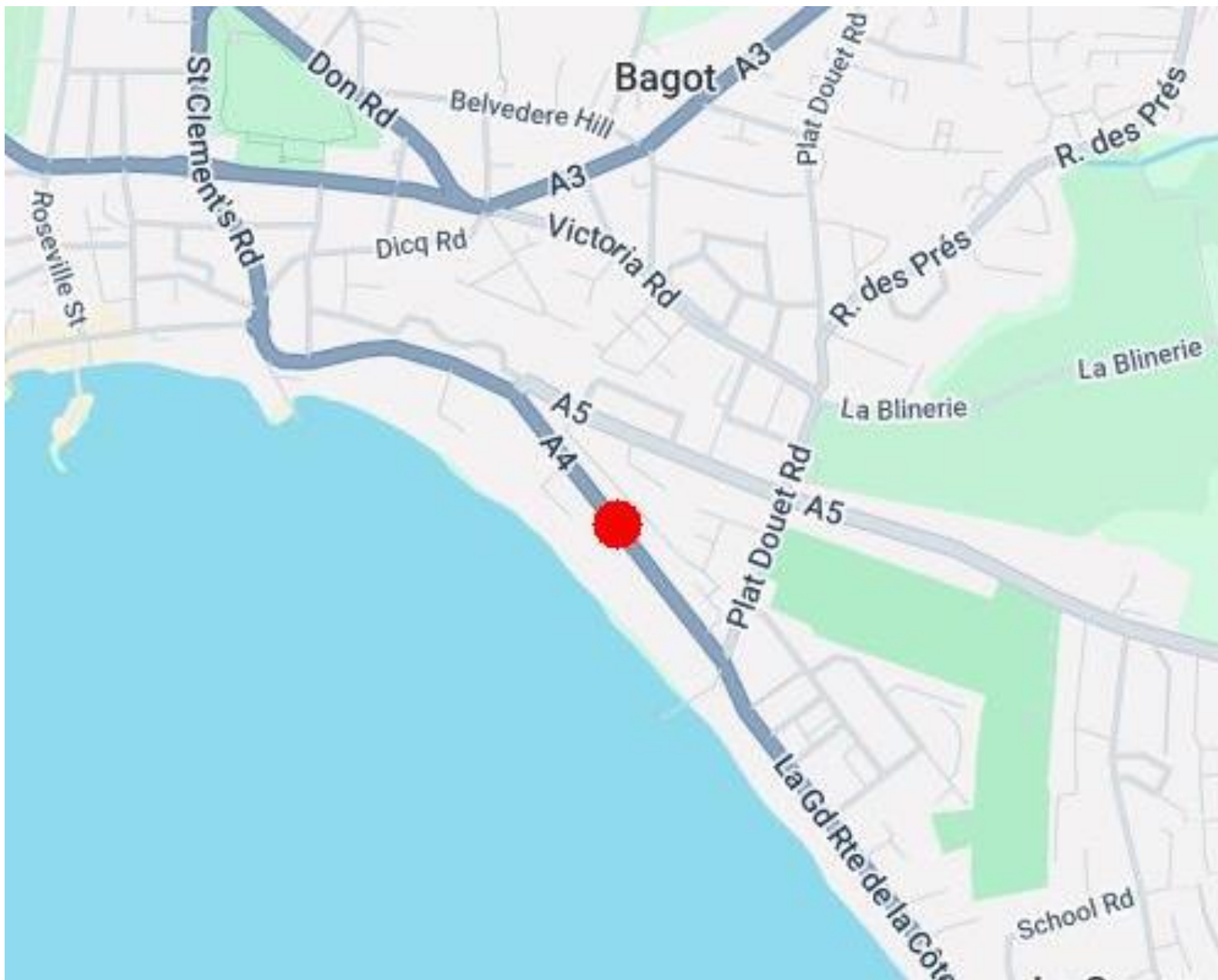
SECOND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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 services

£214 per month services

DIRECTIONS

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

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