

INTRODUCING

2, Dorchester House, 16 Simon Place, St Helier, JE2 4SB

WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

Tucked away in the heart of town, this cottage style home offers a perfect blend of charm and modern living.

The ground floor features a double bedroom and a large understairs storage cupboard. Upstairs, the first floor comprises a bright and inviting sitting/dining room, a modern kitchen, and a stylish contemporary bathroom. There is also a loft providing further storage.

Ideally situated with easy access to the town centre, Grande Marche, and nearby parks, this home provides both comfort and convenience.

With the added benefit of private parking for one car, this charming home is perfect for professionals or downsizers seeking a town-centre lifestyle.

- **Charming cottage style home**
- **Bright sitting/dining room**
- **Modern kitchen & bathroom**
- **Double bedroom & storage**
- **Loft storage**
- **Parking for one car**

Price £310,000 | Qualified | Share Transfer



PROPERTY ID: 3572













GROUND FLOOR
185 sq.ft. (17.2 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 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

£194.75 pcm to include building insurance, repairs and maintenance, fire maintenance, parish rates, management fees and contribution to the sinking fund.

Mains drains

Mains water

Electric heating

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.

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