



# The Old Belfrey

Les Ruisseaux Estate



# The Old Belfrey, Les Ruisseaux Estate, St Brelade, JE3 8DD

This elegant apartment is accessed via its own private entrance and offers bright, well proportioned accommodation throughout. The spacious living and dining area opens onto a generous south facing balcony which enjoys lovely open views, while the separate fitted kitchen provides a practical and sociable layout for modern living.

There are two double bedrooms and two bathrooms, along with a large attic that extends the full length of the apartment offering excellent storage and potential to convert, subject to the usual permissions.

Externally, the property benefits from a private garden area accessed via steps to the rear of the development, together with a single garage and parking for one car.

Les Ruisseaux is one of the island's most desirable addresses, ideally located within walking distance of Ouaisné and St Brelade's Bay, and close to St Aubin, local schools and amenities.



Parish: St Brelade

Qualification: Qualified

Tenure: Share Transfer

£675,000



- Prestigious location within the Les Ruisseaux Estate
- Spacious lounge and dining area with access to a south facing balcony
- Two double bedrooms and two bathrooms
- Separate fitted kitchen
- Private entrance and large attic with conversion potential (STPP)
- Private garden, single garage and parking for one car

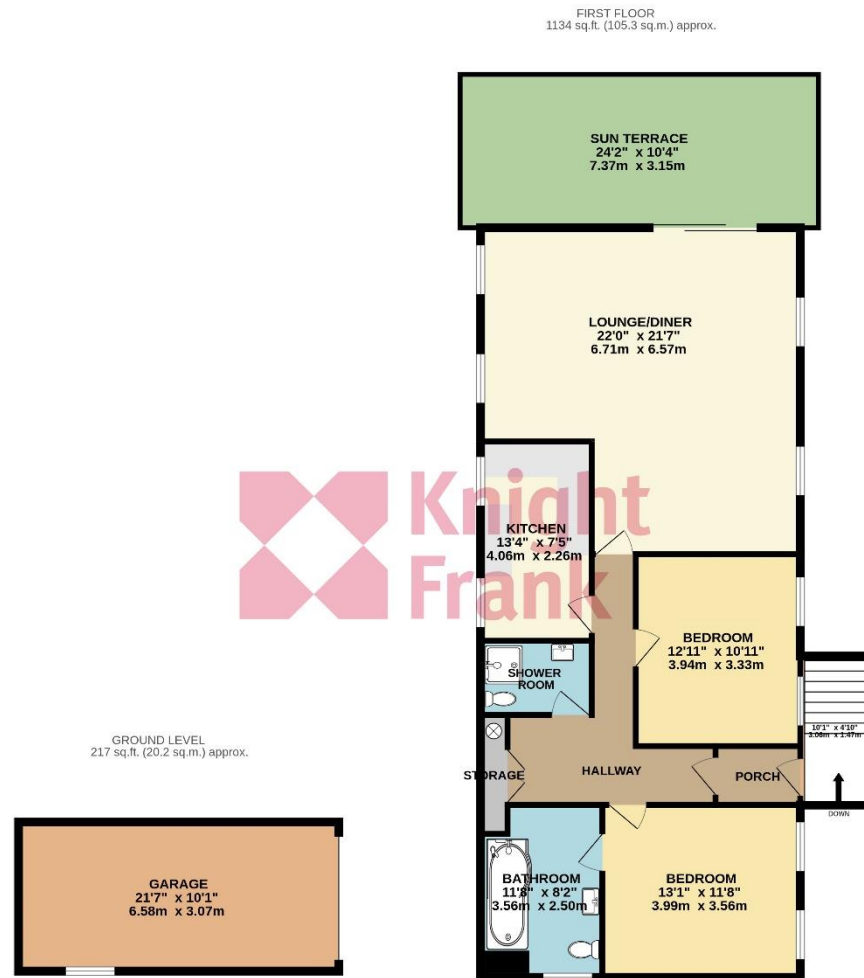












TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Services

Mains drains and water and oil fired central heating

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