



Maillard  
& Co

£ 288,000

Curie Fry House, La Pouquelaye

For Sale



“First Time Buyers – Beautifully Presented One  
Bedroom Apartment At College Gardens”

1

|  
Bedrooms

1

|  
Receptions

1

|  
Bathrooms

For Sale

## Property features

First Time Buyers Only

Balcony

Communal Gardens

Walk in Condition

Onsite Gymnasium

Pets Allowed



## Property details

First Time Buyers - Beautifully Presented One Bedroom Apartment At College Gardens

Built in 2019, this lovely second-floor apartment is situated in the popular College Gardens development on the outskirts of town. The open-plan kitchen and living area create a seamless flow, ideal for modern living. Step out onto the covered balcony to enjoy a peaceful, green view whatever the weather - perfect for unwinding after a long day! The spacious double bedroom features a fitted wardrobe, providing ample storage, and is conveniently served by the house bathroom. Throughout the apartment, electric panel heaters ensure a cosy atmosphere. Additionally, a utility cupboard houses the water cylinder and washing machine, enhancing the practicality of the space. Overall, this charming apartment combines comfort and functionality, making it a wonderful place to call home!

In addition the complex offers plenty of visitor parking along with chargers for electric cars and spaces for bikes.

This is an ideal opportunity for first-time buyers looking to enter the property market, as the apartment is available with a 10% discount. While the market value is higher, it will be offered at a competitive purchase price of £288,000. An equity share of 10% will be held by the Government of Jersey, making this a unique chance to own a home at a more accessible price point. Don't miss out on this fantastic opportunity to secure your first home in a desirable location!

Service charge is £123 per month to include water, building insurance, managing agent, cleaning and maintenance of communal areas. Pets accepted.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

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 (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.











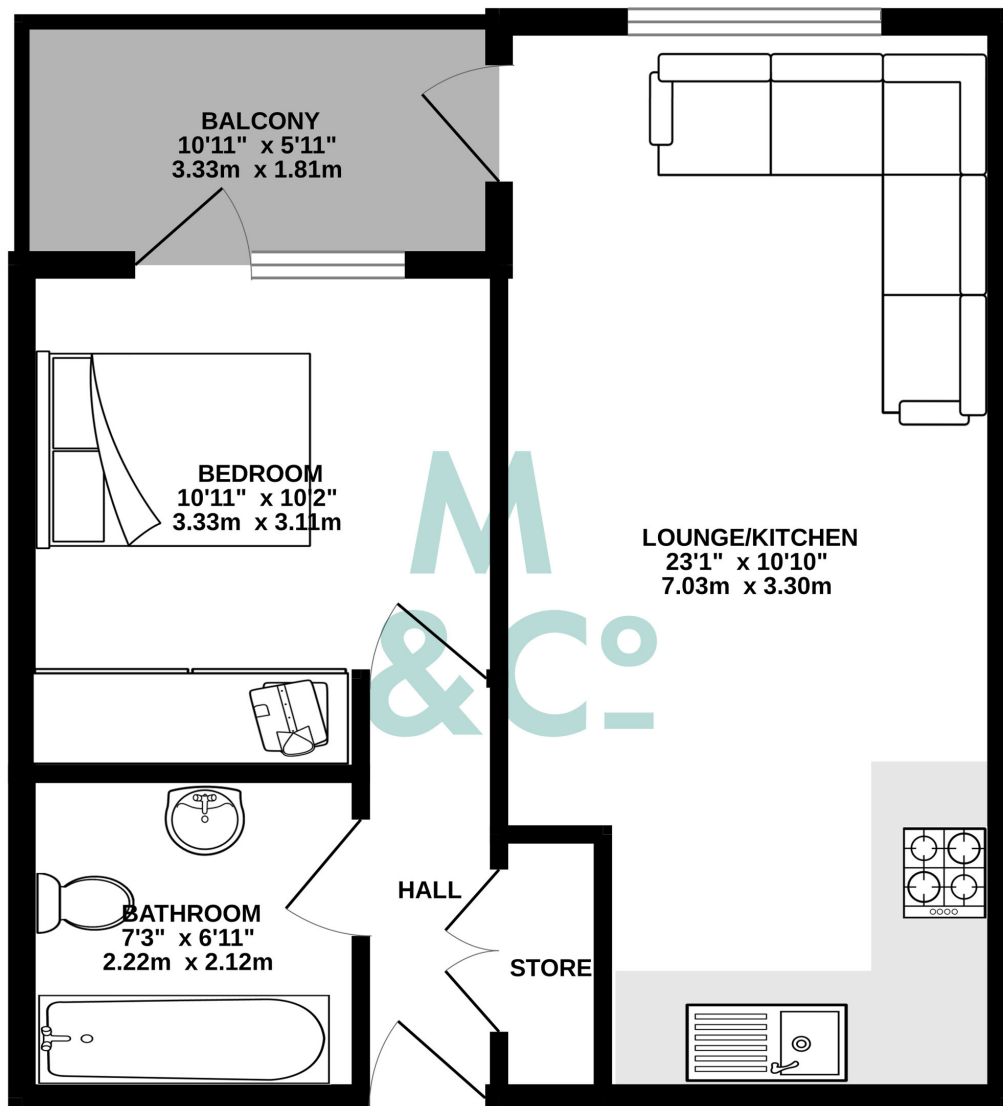






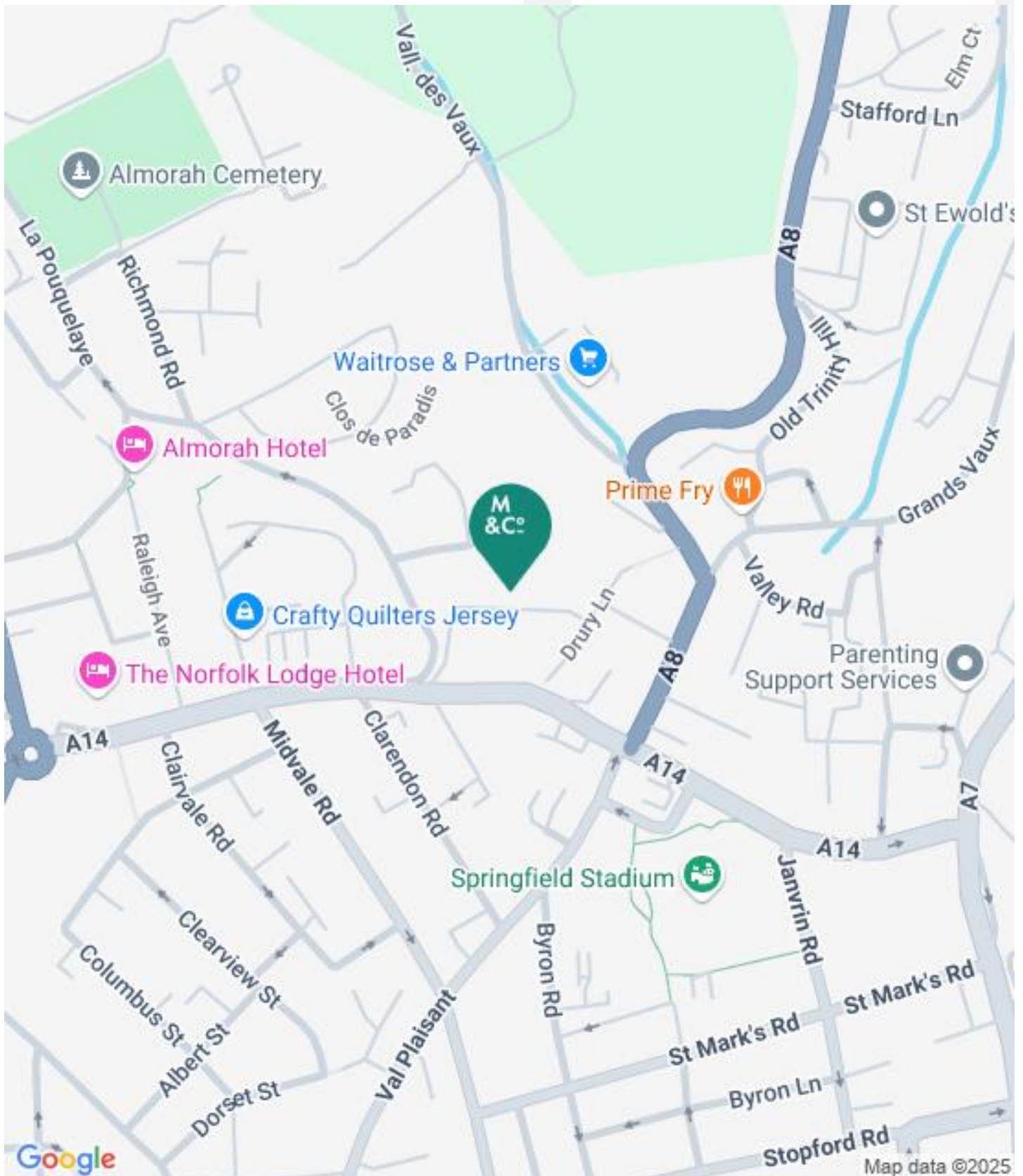


GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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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