



Maillard  
& Co

£ 475,000

Block A Cobblestones, Queens Road

For Sale



“Purpose built apartment with secure  
undercover parking and a patio garden located on  
St Helier outskirts”

2

Bedrooms

1

Receptions

1

Bathrooms

For Sale

## Property features

Purpose Built Apartment

Patio Garden

Two Double Bedrooms

Two Undercover Parking



## Property details

Purpose built apartment with secure undercover parking and a patio garden located on St Helier outskirts

Situated at the top of a private development away from passing traffic and within walking distance to the local supermarket, bus stop and short walk to town, this purpose built block has been well maintained and is an excellent first step on the property ladder.

Located on the first floor and offering two double bedrooms, the apartment benefits from a separate kitchen and spacious living room with access to a large private patio garden offering plenty of space for al-fresco dining or for a pet to enjoy some outside space. Internal decoration is now considered desirable however the shower room has been updated more recently and provides an additional utility cupboard housing the washing machine and hot water cylinder.

There is parking for 2 cars, side by side, in the secure undercover parking area and visitor parking is available within the development.

Service charge £195 per month to include company management, contribution to the healthy sinking fund and communal maintenance. Electric heating and uPVC double glazing. Mains water and drains. Pets permitted. Flying Freehold.

## Disclaimer

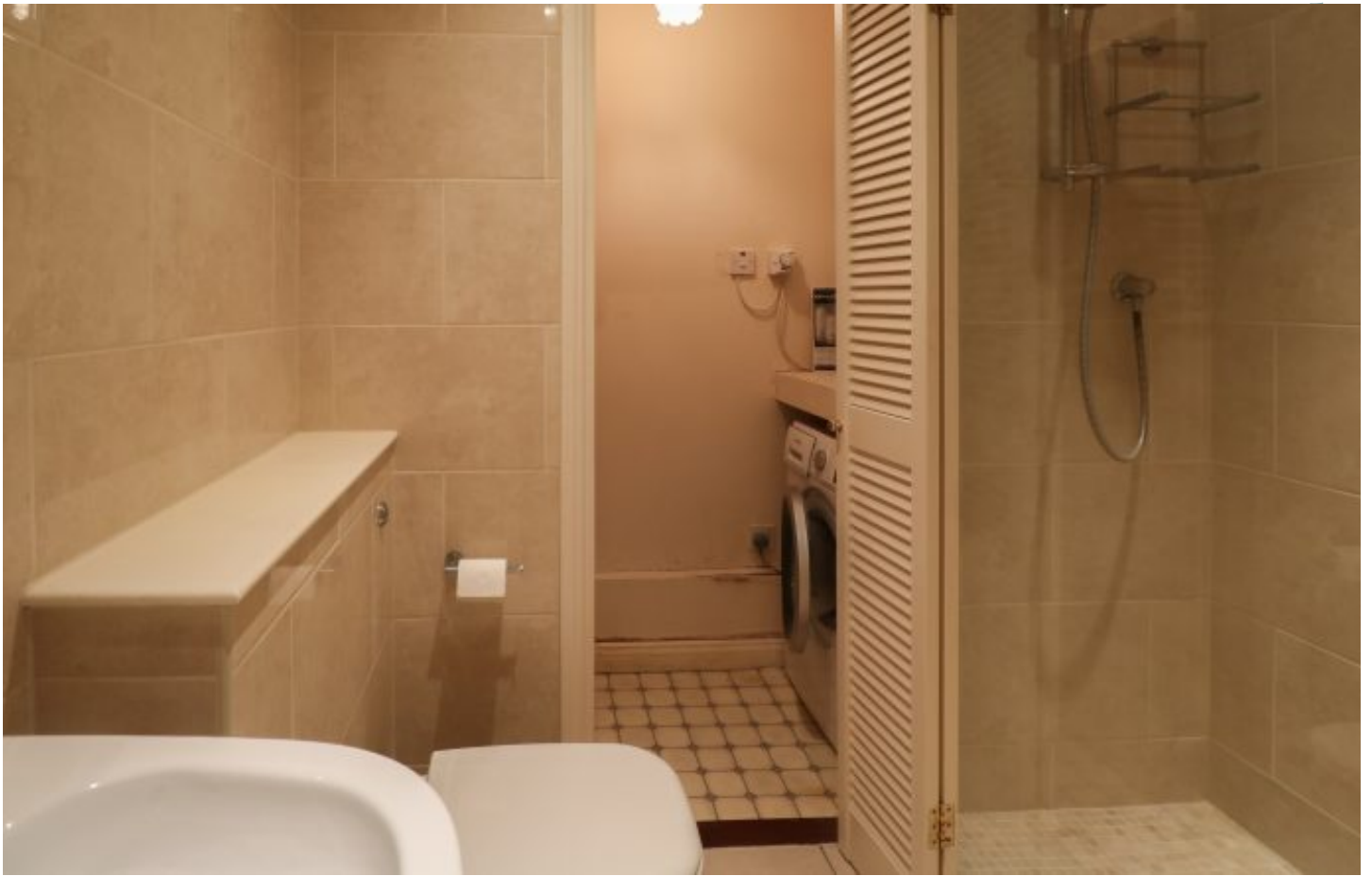
Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

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.





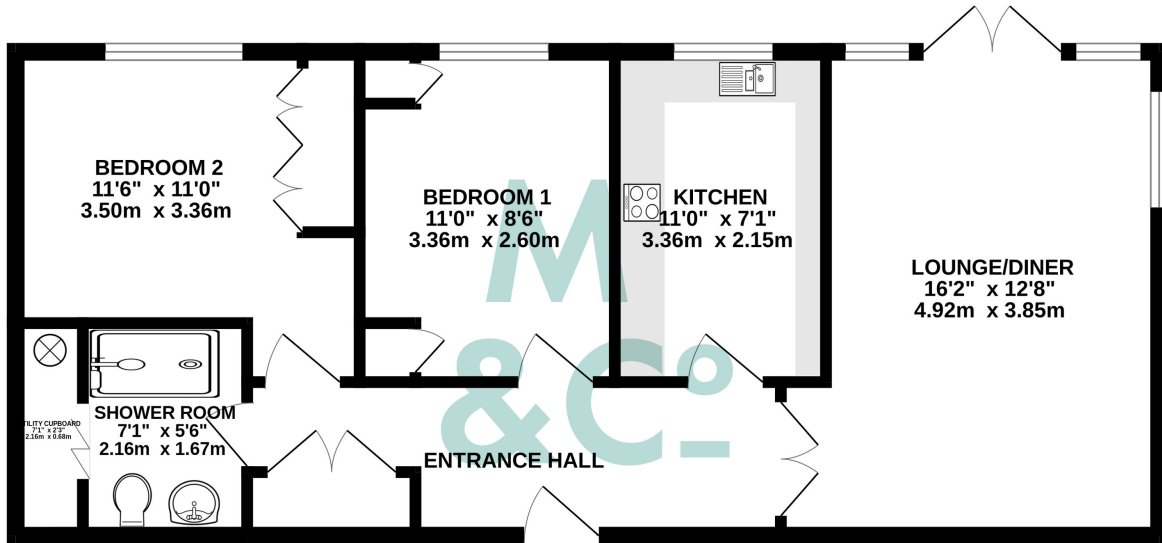




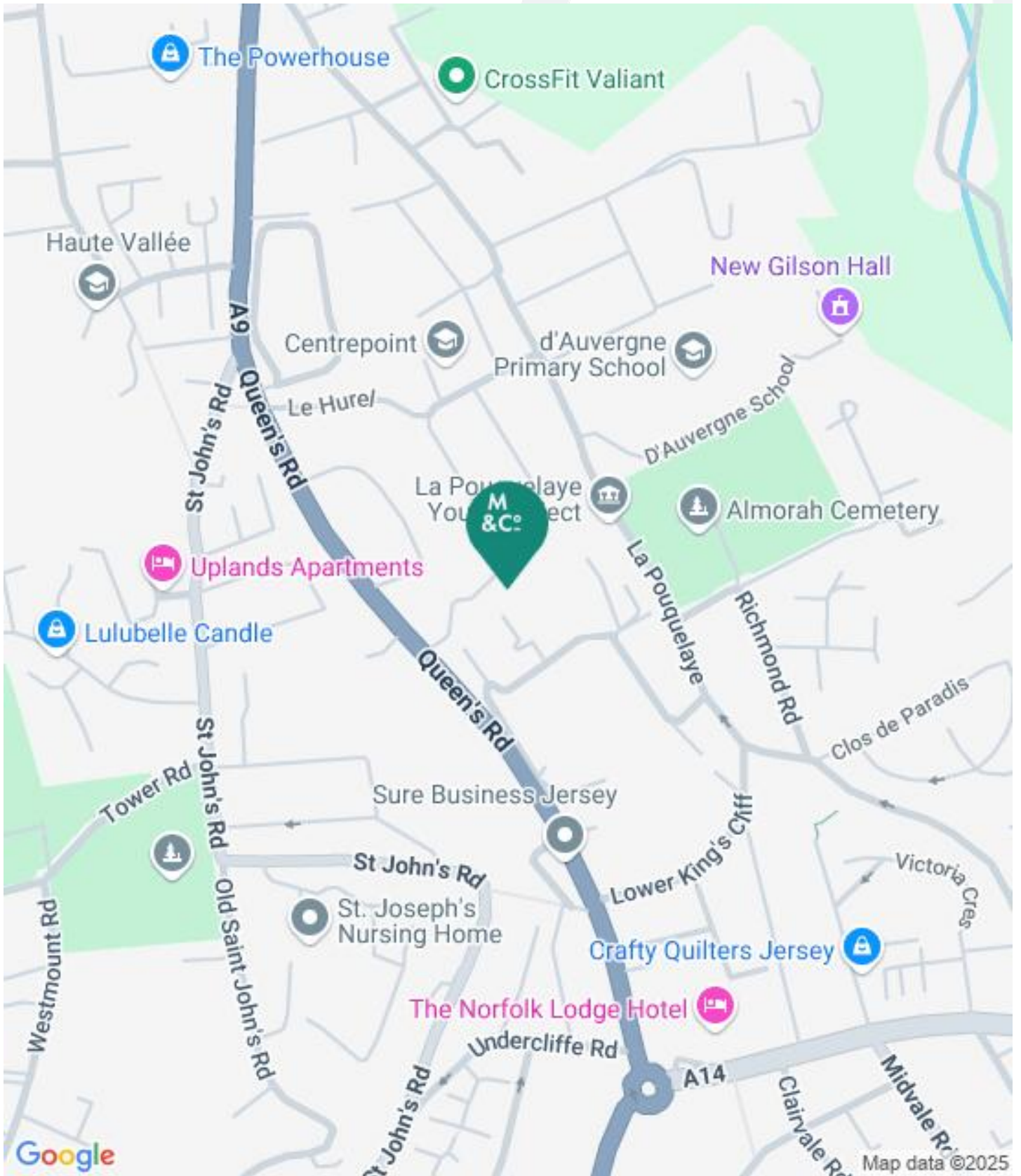




FIRST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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