

ELIZABETH DRIVE

La Rue du Presbytere
St Clement
JE2 6RB

**Maillard
&C°**



Your Team



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Your introduction to Elizabeth Drive

Welcome to Elizabeth Drive, an exclusive development of five luxury new homes. With premium finishes, two parking spaces, EV charging points, solar panels and spacious gardens to all homes, Elizabeth Drive is set to make the perfect family home.

These modern properties are built with your family in mind. Contemporary elegance and practicality seamlessly intertwines with traditional design; sustainable solar energy meets traditional granite garden walls.

→ **Location**

Located nearby to Le Rocquier School and just a few minutes' walk from the beach at Le Hocq and the beautiful clear waters at Green Island, yet just a short drive from town, Elizabeth Drive is set in an enviable location.

→ **Amenities**

There are numerous small convenience stores nearby, whilst larger supermarkets are only a short drive away. Residents of Elizabeth Drive will be surrounded by rural views and country walks, plus just a few minutes' walk from Le Hocq beach. There is a bus stop with regular services running across the island located just outside the development.

→ **Specification**

Finished to a premium standard throughout, these brand new homes feature high-quality fixtures and fittings including NEFF integrated appliances, Kardean flooring and Heatmiser underfloor heating. All specification details can be found on page 4.



St Clement

Near the beautiful water of Le Hocq beach and the pristine gardens of Samarés Manor, residents of Elizabeth Drive benefit from the superb location and views of the iconic Nicolle Tower.

Just a 5-minute drive from town, the parish is also home to fantastic facilities including St Clement's Golf Club, Island Padel and FB Fields. Whilst a 10-minute walk on a Sunday afternoon will take residents to the popular Le Hocq Inn for a delicious roast dinner.

Reserving your new home

Maillard & Co are on hand to answer any questions you may have about your new home at Elizabeth Drive.

With a history of property expertise dating back to 1928, Maillard & Co have adapted and evolved to become the Channel Islands' largest and longest-standing team of property professionals, all under one roof. The professional, knowledgeable and reliable choice when it comes to your property.

All reservations will take place at Maillard & Co, 31-33 New Street, St Helier.



Specification

Kitchen

- Fully fitted Symphony Princeton kitchen
- Corestone Quartz work-surfaces
- A wide range of NEFF integrated appliances:
 - black glass induction hob
 - circotherm stainless steel oven
 - stainless steel extractor hood
 - fridge/freezer
 - dishwasher
 - microwave
- Montpellier wine cooler

Heating and water

- Charnwood Aire 7 wood burning stove to house 1 only
- Thermostatic controls to each room
- IBD Essential towel rails to bathroom and ensuite
- UK Cylinders Elite to houses 1 - 3 / Dimplex Edel Hot Water Heat Pumps to houses 4 & 5
- Rointe radiators

Bathroom and ensuite

- Geberit Sigma Concealed Cistern
- Geberit Sigma Round Style Gloss Chrome flush plate
- Vitra toilet and basin
- Bristan taps, bath/shower mixers & heads
- Merlyn shower trays & screens
- HIB illuminated mirrors

External windows & doors

- Langvalda timber windows & doors
- Mighton sash window furniture, polished chrome
- NICO 3D door hinges

Internal doors

- Todd Oak / Rushmore Oak internal doors
- Sorrento internal door handles

Electrical

- Collingwood general fittings
- Heatmiser underfloor heating to bathrooms and WCs only
- Solar panels - Jenko In-Roof Tiger Neo N Type 420W all black
- Mains wired fire/smoke detection system
- Standard external socket wired ready for 7KW car charger

TV and telephone

- All rooms wired for satellite/TV
- All rooms wired for CAT 6 data cabling

Flooring

- Kardean Palio Express Waterbury LLP152 to kitchen, entrance hall and living room
- Reminiscent Colour Ammonite carpets
- Statuario Mercury Porcelain wall tiles to bathroom & ensuite
- ESL Ceramics Mustang Porcelain floor tiles to bathroom & ensuite
- Sandstone flags to external patios

Finishes

- Sand cement render finish to houses 3 - 5 / silicone render system to houses 1 & 2
- Paint colours:
 - Walls - Dulux Egyptian Cotton
 - Ceilings - Dulux Brilliant White
 - Woodwork - Dulux Brilliant White
- Eurospec Easi-T Heavy Sprung tubular latch

Communal areas

- 2 x designated parking spaces per home
- 1 x visitor parking space
- 4 x visitor bicycle parking
- Landscaping to the central courtyard

Structure

- Timber frame with external blockwork skin to houses 3 - 5
- Stone/block structure to houses 1 & 2 with timber frame extension

Please note: there is a 6 month snagging period from the date of completion.

These particulars are for illustration purposes only and are subject to change. Within a policy of continuous development, individual features, measurements and specifications may vary. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract or warranty.

The Detail

House	Type	Beds	Parking	Sqm	Sqft	Garden	Asking Price
1	Semi	Four	2	173	1860	124sqm	£1,395,000
2	Semi	Two	2	75	810	66sqm	£735,000
3	Detached	Three	2	133	1430	138sqm	£1,095,000
4	Detached	Three	2	133	1430	83sqm	£1,095,000
5	Detached	Three	2	133	1430	79sqm	£1,095,000



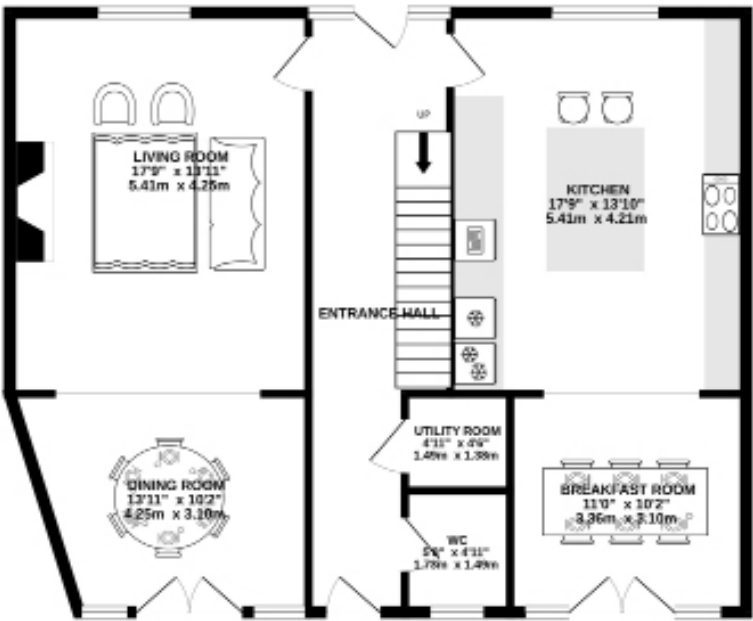




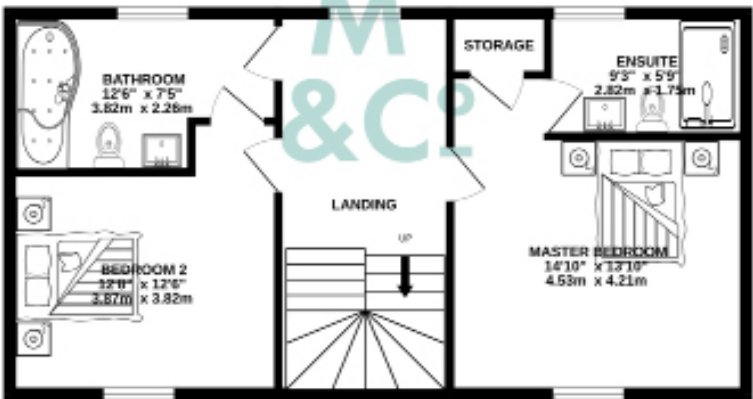


Number 1

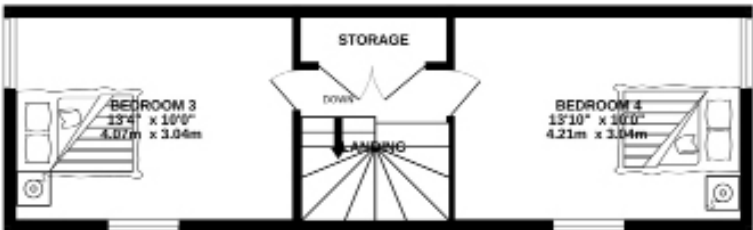
GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

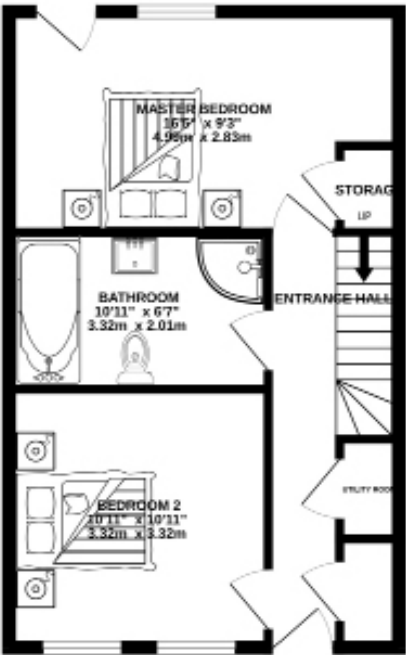


TOTAL FLOOR AREA : 1883 sq.ft. (174.9 sq.m.) approx.

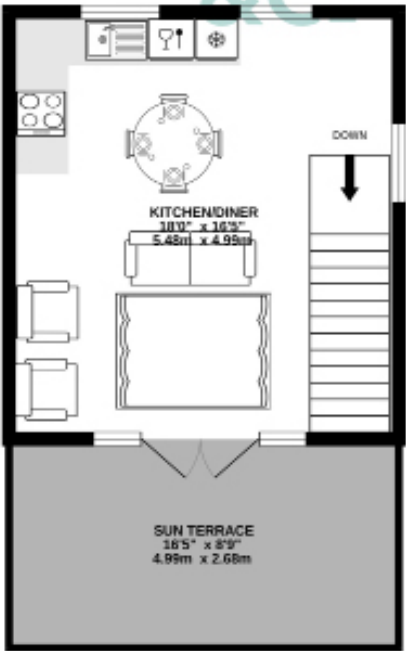
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Number 2

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

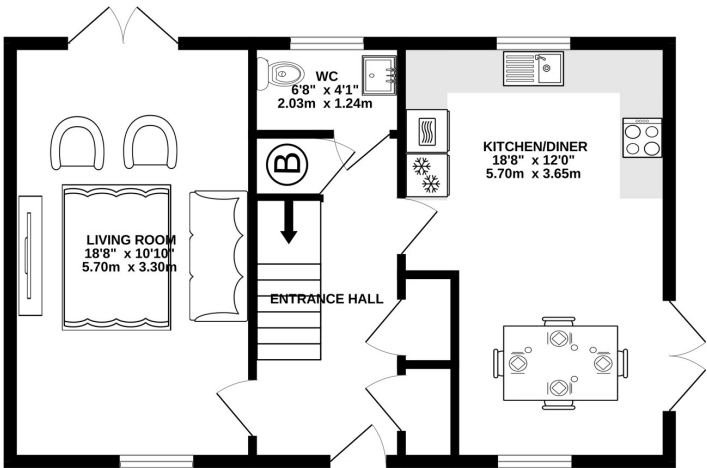


TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

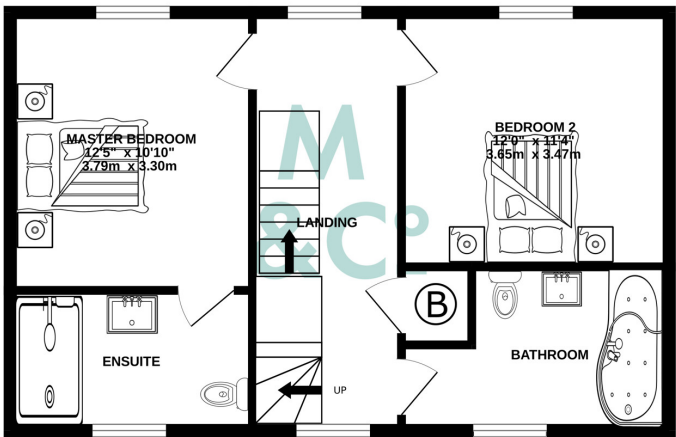
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Number 3

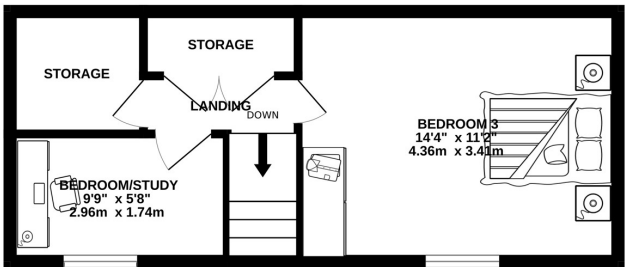
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



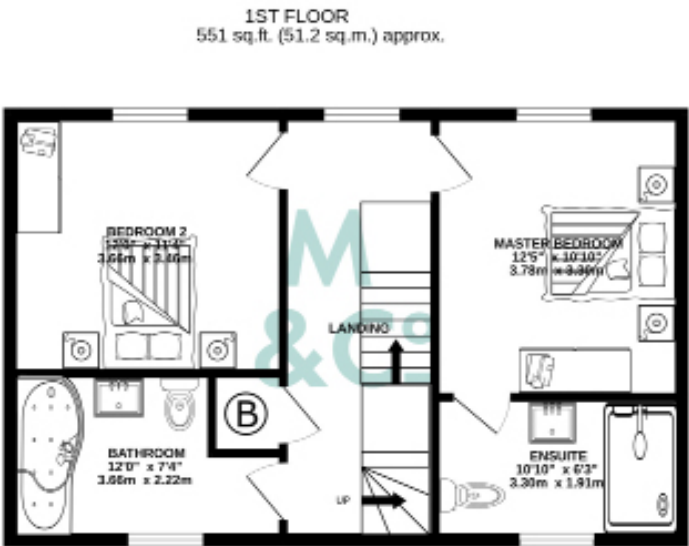
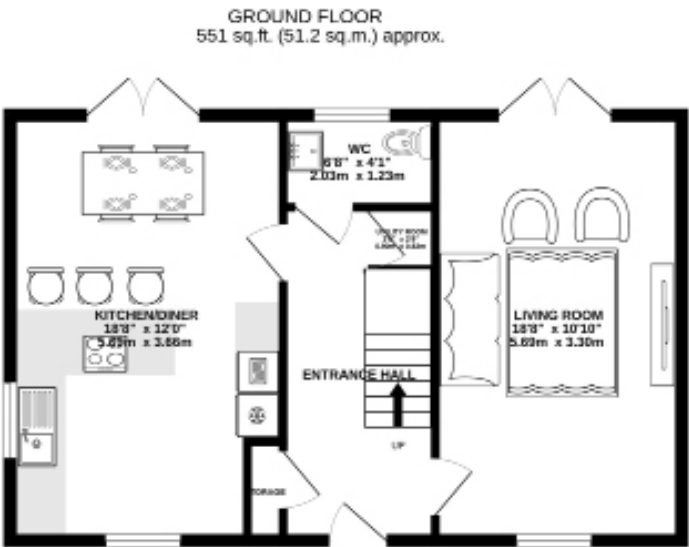
2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

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Number 4



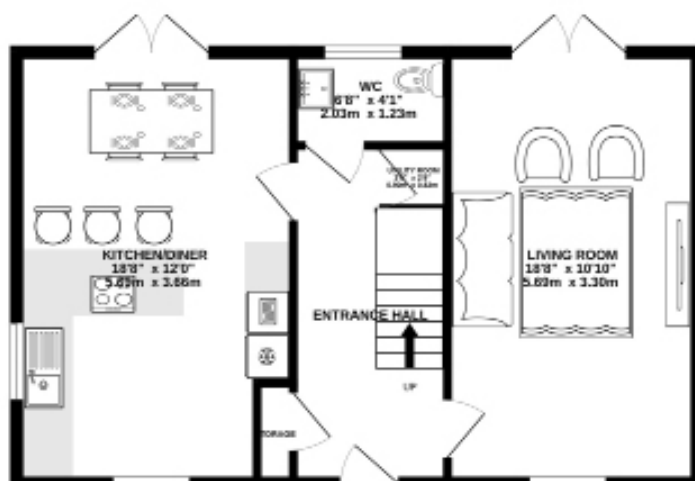
TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

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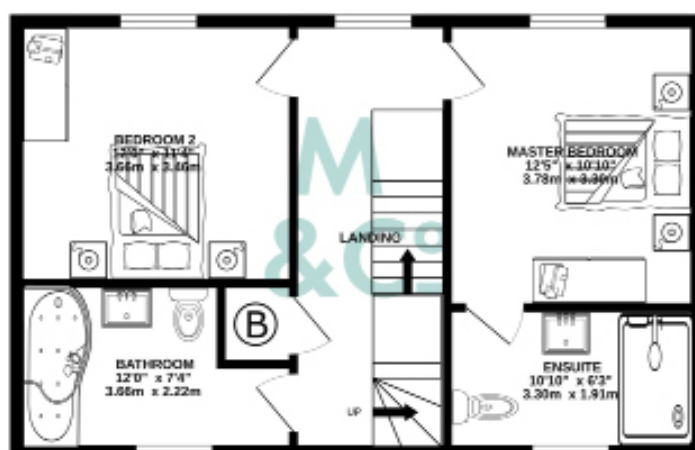
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Number 5

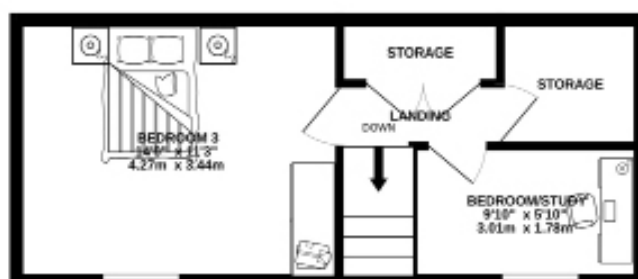
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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(2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property.

(3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of GST.

(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

(5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required.

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 Anti Money Laundering Legislation.

Maillard &Co

