

THE COTTAGE, 18 BELMONT ROAD



1

BEDROOM

1

BATHROOM

486

SQ FT

£325,000 ST. HELIER

FLYING FREEHOLD; This newly renovated one-bedroom cottage offers a luxurious and modern living space. The cottage provides ample space for comfortable living with one double bedroom with doors to a small outside space, one bathroom, as well as generous living space with an open plan kitchen/dining/living space. An internal staircase to the roof provides access to your very own private roof terrace, providing a perfect spot to relax. The property includes Bosch integrated appliances, ensuring high-quality and efficient functionality in the kitchen. With town centre amenities right on your doorstep, you'll have easy access to a variety of shops, restaurants, cafes, entertainment venues, and more. This location ensures that you'll never be far from the vibrant atmosphere and conveniences that a town centre has to offer. Furthermore, this cottage is available immediately, allowing you to move in and start enjoying your new home without delay. Don't miss out on this fantastic opportunity...



LIVINGROOM
The Channel Island Estate Agent

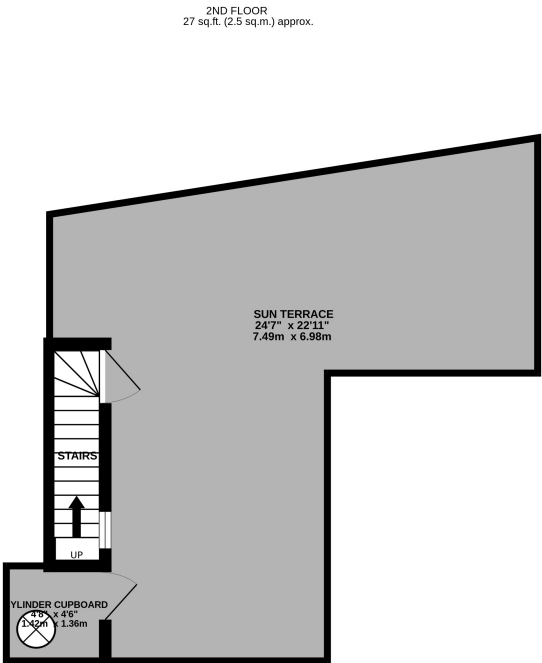
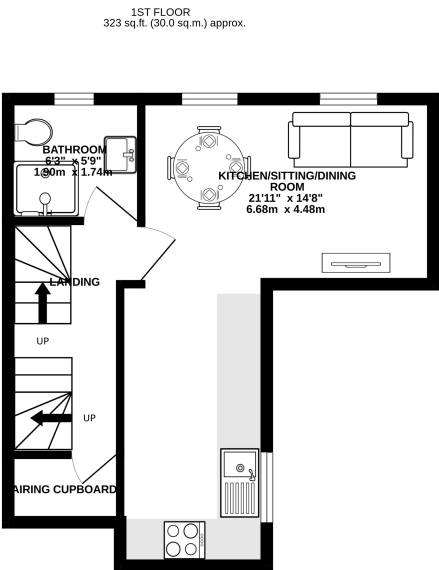
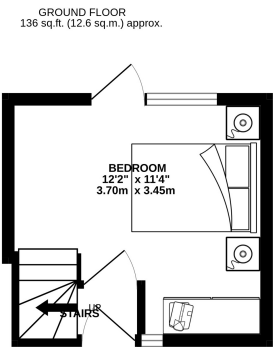












TOTAL FLOOR AREA : 486 sq.ft. (45.2 sq.m.) approx.

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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GROUND FLOOR

Stairs	5'10 x 3'11
Bedroom	12'2 x 11'4

FIRST FLOOR

Landing	6'3 x 11'0
Kitchen/Sitting/Dining Room	14'8 x 21'11
Bathroom	6'3 x 5'9
Airing Cupboard	5'3 x 3'2

SECOND FLOOR

Stairs	2'7 x 10'5
Sun Terrace	22'11 x 24'7

KEY FACTS

Flying Freehold
 Newly renovated cottage
 Beautifully finished throughout
 Bosch integrated appliances
 Open plan kitchen/dining/sitting room
 Private sun terrace on the roof
 Central location walk to work
 Town centre amenities on your doorstep
 Available immediately

SERVICES

Mains drains and water

HEATING

Under floor heating throughout

APPLIANCES

Bosch integrated appliances

MANAGEMENT & SERVICE CHARGE

Rudwin Property Management
 Service charge TBC

OTHER INFORMATION

This apartment does not include any parking
 Flying Freehold
 Pets maybe allowed upon request via the managing agent
 Fire certificate is in place

INCLUSIONS

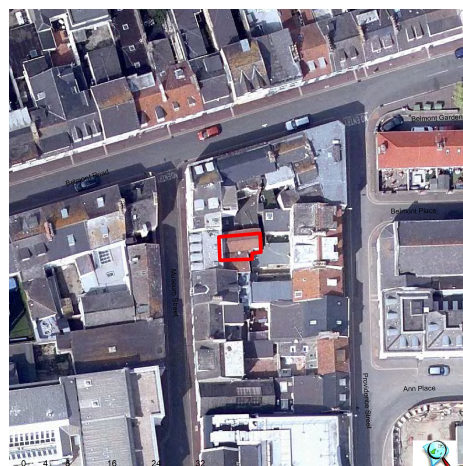
As per inventory

SCHOOL CATCHMENT

Springfield
 Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£325,000



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