

55 MILLENNIUM COURT



2

BEDROOMS

2

BATHROOMS

826

SQ FT

£1,800 ST. CLEMENT

LICENSED/ENTITLED Modern top-floor coastal apartment with direct beach access located in the popular Millennium Court development. Upon entering, you are greeted by a spacious entrance hall with storage, a reception room ideal for entertaining with partial sea views, a separate kitchen, two fitted double bedrooms with primary en-suite and a house bathroom. There's a huge, floored loft with easy access providing superb additional storage. Parking will never be an issue with the two tandem undercover parking spaces, additional visitor parking and an external storeroom - perfect for bikes or water sports equipment. This spacious apartment offers the perfect blend of comfort, convenience, and seaside living. Available immediately.



LIVINGROOM
The Channel Island Estate Agent





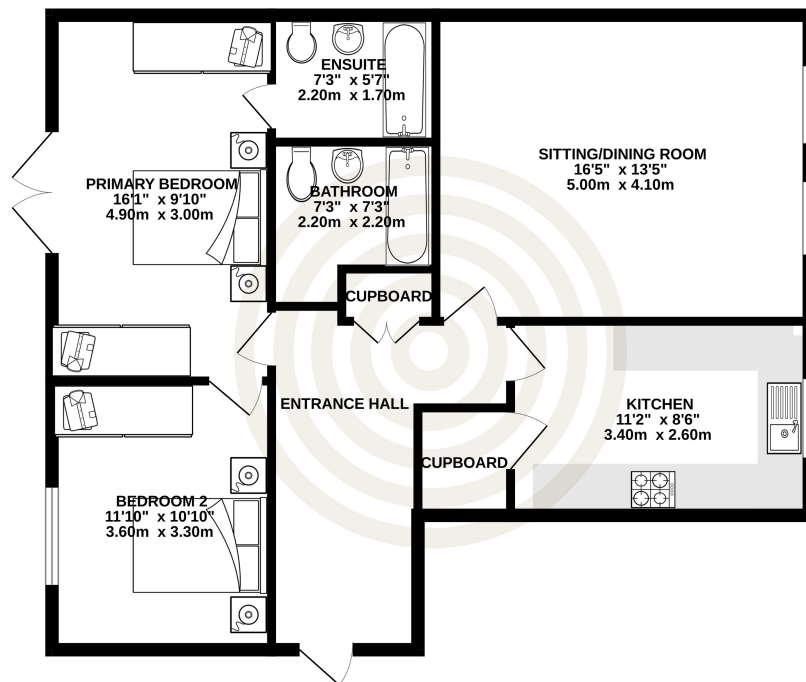








THIRD FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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

Third Floor

Entrance Hall	
Sitting/Dining Room	16'5 x 13'5
Kitchen	11'2 x 8'6
Bathroom	7'3 x 7'3
Primary Bedroom	16'1 x 9'10
Ensuite	7'3 x 5'7
Bedroom 2	11'10 x 10'10

KEY FACTS

Coastal top floor apartment
With direct beach access and walking distance of Havre des Pas and St. Helier
Lift access
Two tandem parking spaces plus visitor parking
Private store room
Sizeable floored loft space for storage
Located on a main bus route
Regret not suitable for pets
Available immediately
ENTITLED /LICENSED

SERVICES

Mains water and water

HEATING

Electric heating throughout

APPLIANCES

Siemens oven and hob
Siemens fridge freezer
Siemens dishwasher

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

Samares
Le Rocquier

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.

£1,800



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