

First Tower House La Route de St Aubin, St Helier. JE2 3SH

£2,950 pcm

TO LET



## PROPERTY DESCRIPTION

Immaculate 4 bedroom, 2 bathroom property over 3 floors offering on the ground floor a large open plan kitchen/diner. Large lounge with double aspect windows. The second floor has a large master suite with walk in dressing room, 2 further bedrooms and the house bathroom and the third floor has a full width bedroom flooded with light. Externally there is ample parking and a small enclosed garden and decked area. The property is on a great bus route to town, 3 minutes from the beach and across from St Andrews Park so a perfect family location.

SOLE AGENT. 2 year minimum lease

## FEATURES

- Close to beach and park
- Immaculate condition throughout
- Parking for 3 cars plus
- Distant sea views
- Available from mid May
- Must see property





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

7' 5" x 6' 9" (2.25m x 2.05m)

Tiled floor, recessed lighting, stairs to first floor

#### Kitchen/Diner

30' 10" x 8' 10" (9.40m x 2.70m)

High and low-level units with laminate worktops. Integrated Neff appliances to include fridge/freezer, oven, grill, electric hob with extractor above. Solid wood flooring, recessed lighting. Storage cupboard under stairs, French doors to decked area.

#### Lounge

14' 7" x 15' 3" (4.45m x 4.65m)

Main entrance door, solid wood flooring, recessed lighting, wall mounted electric fire.

Stairs to first floor. Fitted carpet, recessed lighting.

### First Floor

#### Master Suite

17' 3" x 10' 8" (5.26m x 3.26m)

Fitted carpet, recessed lighting, bi-fold doors to:

#### En-Suite

9' 6" x 6' 7" (2.90m x 2.00m)

Fitted with 4 piece suite to include:- bath with shower over, W.C., wash hand basin, heated towel rail. Tiled floor and walls. Recessed lighting.

#### Dressing Room

5' 5" x 5' 6" (1.65m x 1.68m)

Fitted carpet, recessed lighting. Fitted shelves and hanging rails.

#### Bedroom 2

20' 11" x 9' 6" (6.37m x 2.89m)

Large bright room, fitted carpet, chrome ceiling lights, windows both sides.

#### Bedroom 3

11' 4" x 7' 5" (3.45m x 2.27m)

Single bedroom, fitted carpet, pendent light, window overlooking park.

#### House Bathroom

6' 5" x 6' 8" (1.95m x 2.03m)

Tiled floor and walls. Bath with shower over, wash hand basin, W.C., heated towel rail. Recessed lighting.

### Second Floor

Stairs to second floor landing, Velux roof light, fitted carpet, recessed lighting.

#### Bedroom 4

27' 9" x 13' 8" (8.46m x 4.17m)

Large bright loft room with 4 Velux roof lights, 2 gable windows. Fitted carpet, 3 ceiling spotlights.

### External

#### Parking

Parking for 3 cars plus.

#### Garden

Small garden and decked area to side of house and 3 minute walk to the beach.

#### Services

All mains excluding gas. Economy 20 plus central heating.

### Notes

#### Qualifications

Entitled, licenced card holders only

#### Directions

The property is directly opposite the bottom entrance of St Andrew's Park on St Aubin's Inner Road.









