

36 Elizabeth Close Elizabeth Avenue, St Brelade. JE3 8GL

£469,500

FOR SALE



## PROPERTY DESCRIPTION

Benest Estates presents this newly refurbished two-bedroom apartment complete with its own garage and communal parking, set in the ever-popular parish of St. Brelade. With well-kept communal gardens and a peaceful yet highly convenient setting and a full internal renovation, the property is ready for its new owners to move straight in.

The bright, south-facing open-plan living and dining space overlooks the communal gardens, offering an attractive outlook and plenty of natural light. A brand-new separate kitchen has been fitted with quality integrated appliances and contemporary finishes, also enjoying views across the gardens. The newly installed bathroom features high-end fittings and a clean, modern design. Both double bedrooms are generous in size, each with fitted wardrobes and excellent natural light.

A wide entrance hall with a useful storage cupboard finishes the internal layout. Externally, the property benefits from a private single garage, ample parking and access to beautifully maintained communal gardens. Positioned in the desirable Elizabeth Close development, with the Railway Walk only moments away, the location is ideal for those who value outdoor living. All of St. Brelade's key amenities including shops, sports facilities, schools and the stunning St. Brelade's Bay are within easy reach.

## FEATURES

- Newly renovated 2 bedroom apartment
- 1st floor, light and bright living areas
- Two double bedrooms with fitted wardrobes
- Completely new interior
- Garage and ample parking
- Immediate availability, no onward chain



## ROOM DESCRIPTIONS

### **Service Charges**

£465 per quarter. Covering communal electricity, sinking fund, property managers etc. Dogs are allowed by application to the committee, this is a £500 process, no new dog will be refused but approval is on the proviso that the dog is not a nuisance.

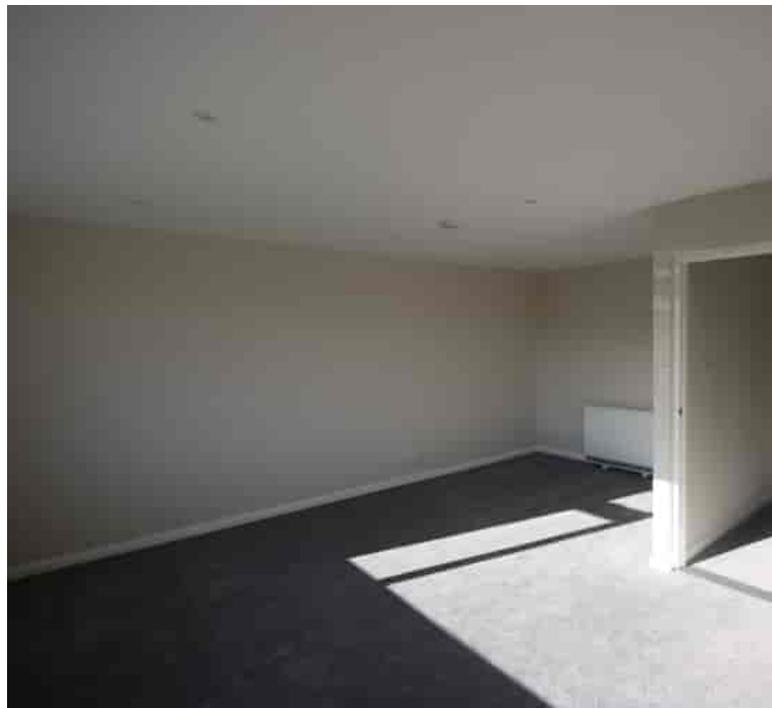
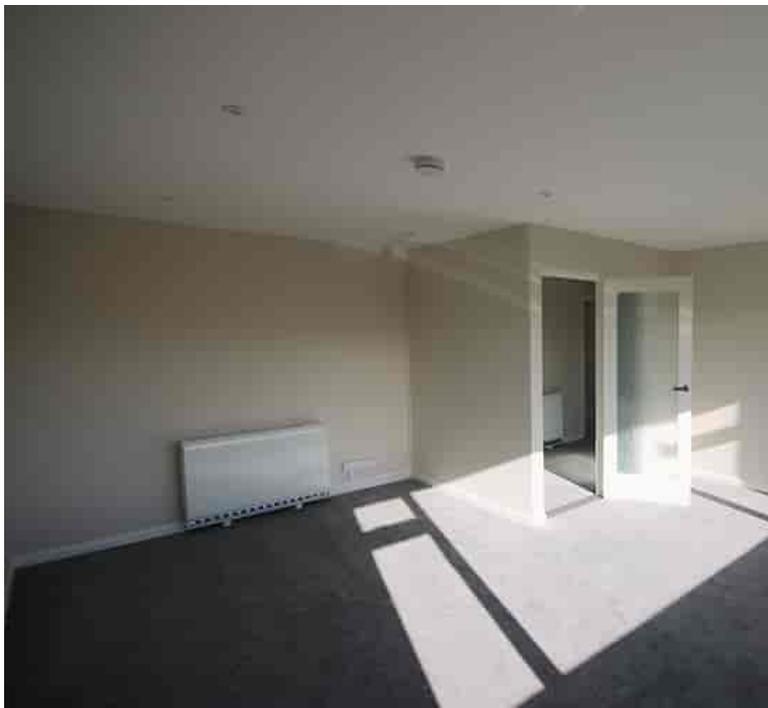
### **Directions**

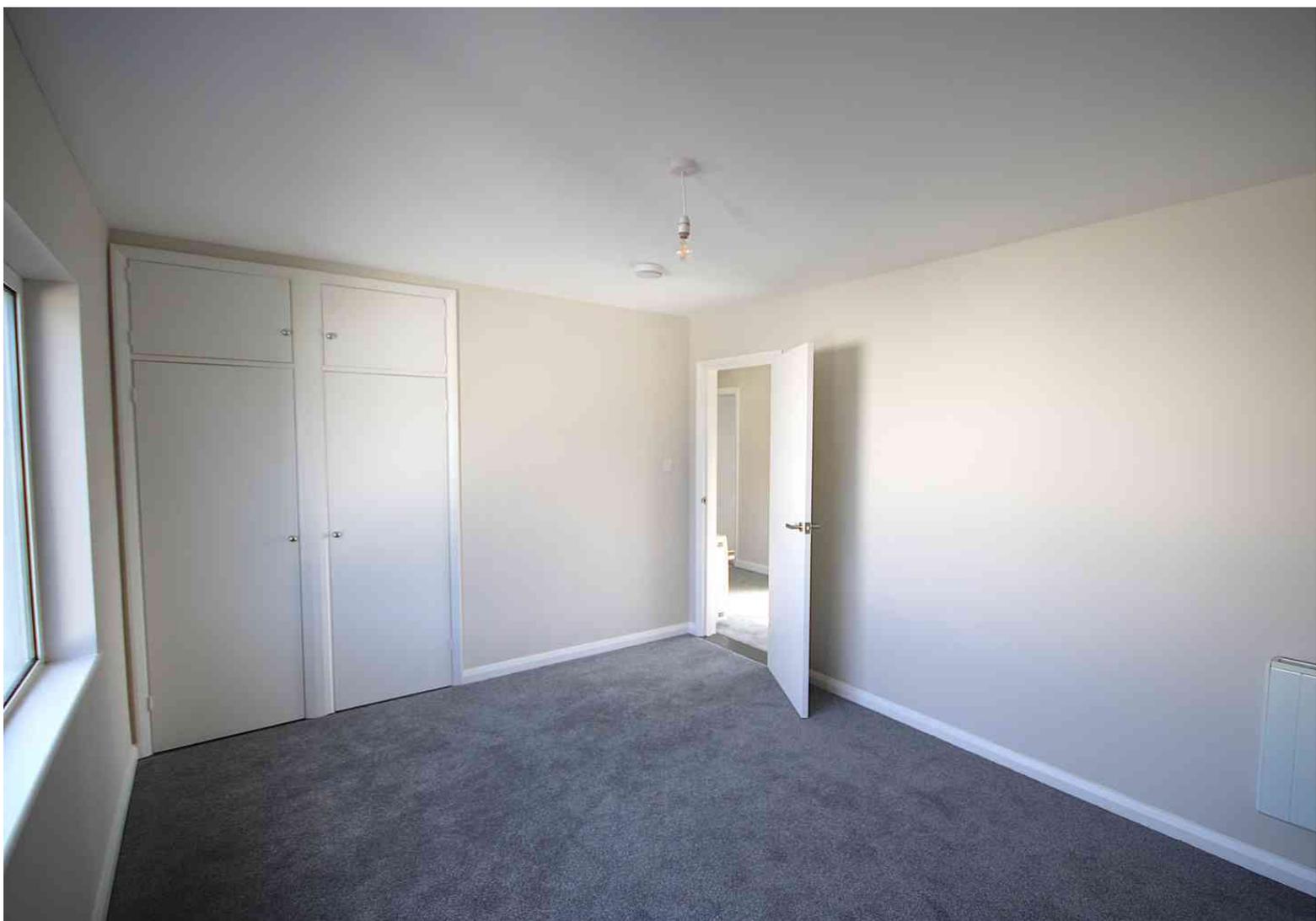
From Waitrose drive down Route Orange, take the 4th right onto Quennevais Drive, then next right into Elizabeth Close, No36 is first on the RHS.

What3Words: <https://w3w.co/reviews.area.lender>

### **Anti Money Laundering**

When an offer is accepted and the purchase of a property commences, the prospective purchaser(s) will be required to produce photo identification (driving licence or passport), proof of residency (a current utility bill) together with full confirmation of the source of funds. This is to comply with current Anti Money Laundering Legislation.

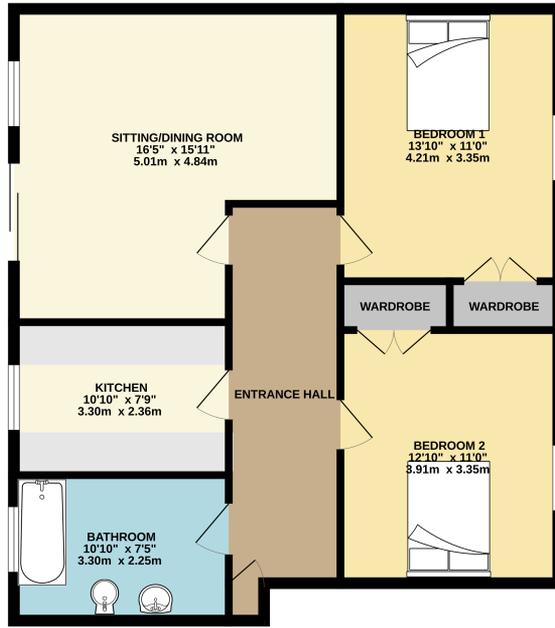






# FLOORPLAN

FIRST FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 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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