

**2 Valdagnor Bellozanne Road, St Helier. JE2 3JW**

**£499,950**

**SOLD STC**



## PROPERTY DESCRIPTION

Welcome to a unique 2 bedroom GARDEN apartment. With your own front door this spacious 1st floor apartment provides a spacious living area separate kitchen, 2 bedrooms and a house bathroom, plus a converted loft providing a 2nd reception ideal for working from home, guests etc. Totalling 1,000ft<sup>2</sup> this is a large apartment and one of only two in the building. But the main bonus is the large (977ft<sup>2</sup>) private garden, accessed via a path from the parking area, which is fully contained, is west facing but does, when the sun is out, receive all day sunshine. The apartment itself has the front door next to the parking space and has an entrance porch before your private stairs up to the first floor which is light and bright, enjoying windows to both end of the building east through to west, whilst being a Victorian building it boasts high ceilings. The large living/dining room has the spiral staircase to the additional loft room and also has a wood burning stove. Situated in the First Tower area, nothing is too far away, town is just a short walk and the area has numerous shops, St Andrew's park and the beach. This property is chain complete. With no monthly service charges (these are paid on an ad hoc basis) this really does complete the feeling that this apartment is as close to being a house as you can get!

## FEATURES

- Spacious 2 bedroom apt with additional loft room
- 1,000ft<sup>2</sup> apartment with 977ft<sup>2</sup> garden!
- Designated parking right next to your front door
- High ceilings & large windows. Log burner
- No monthly service charges
- Chain complete. Sole agent



## ROOM DESCRIPTIONS

### Service charges

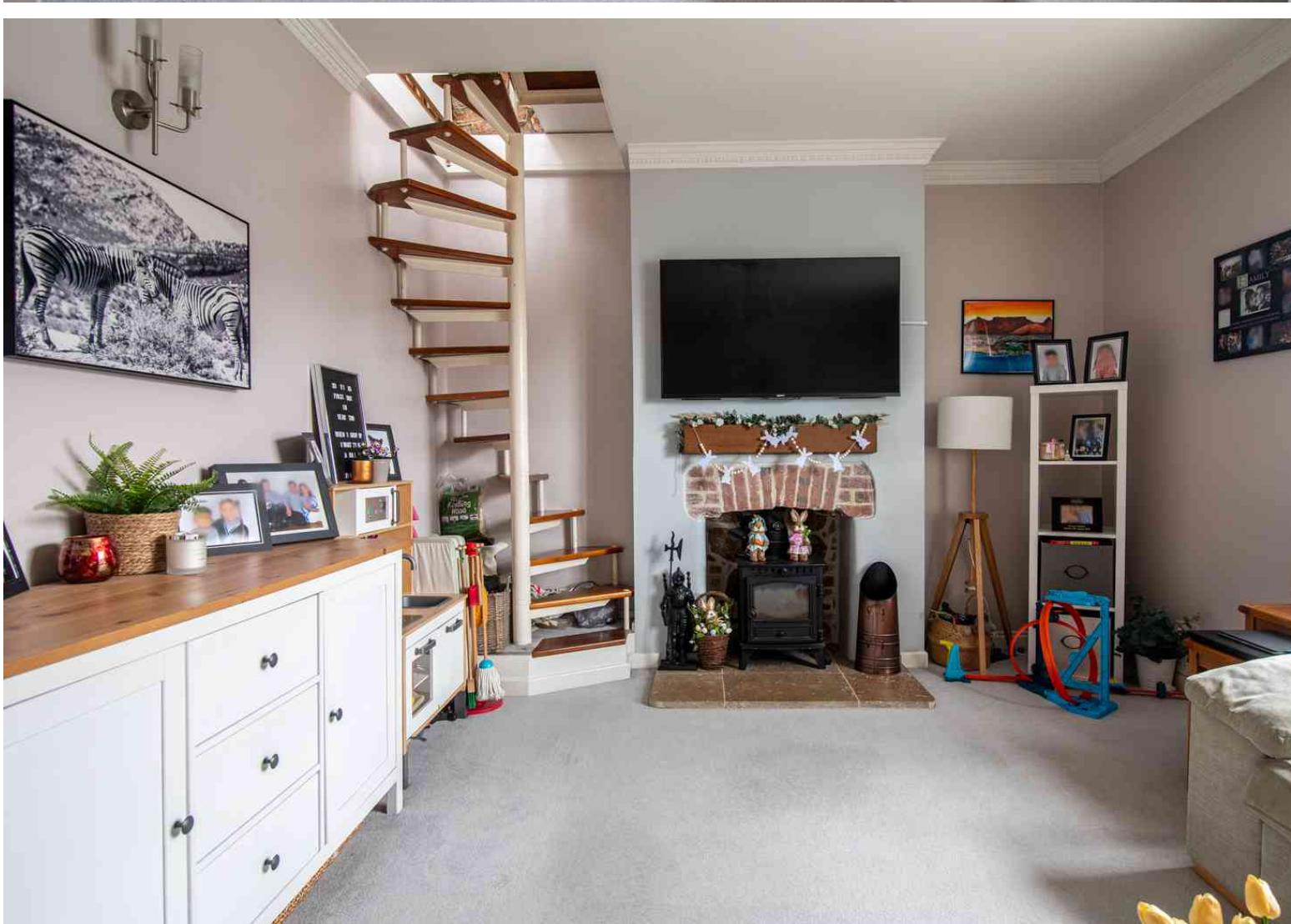
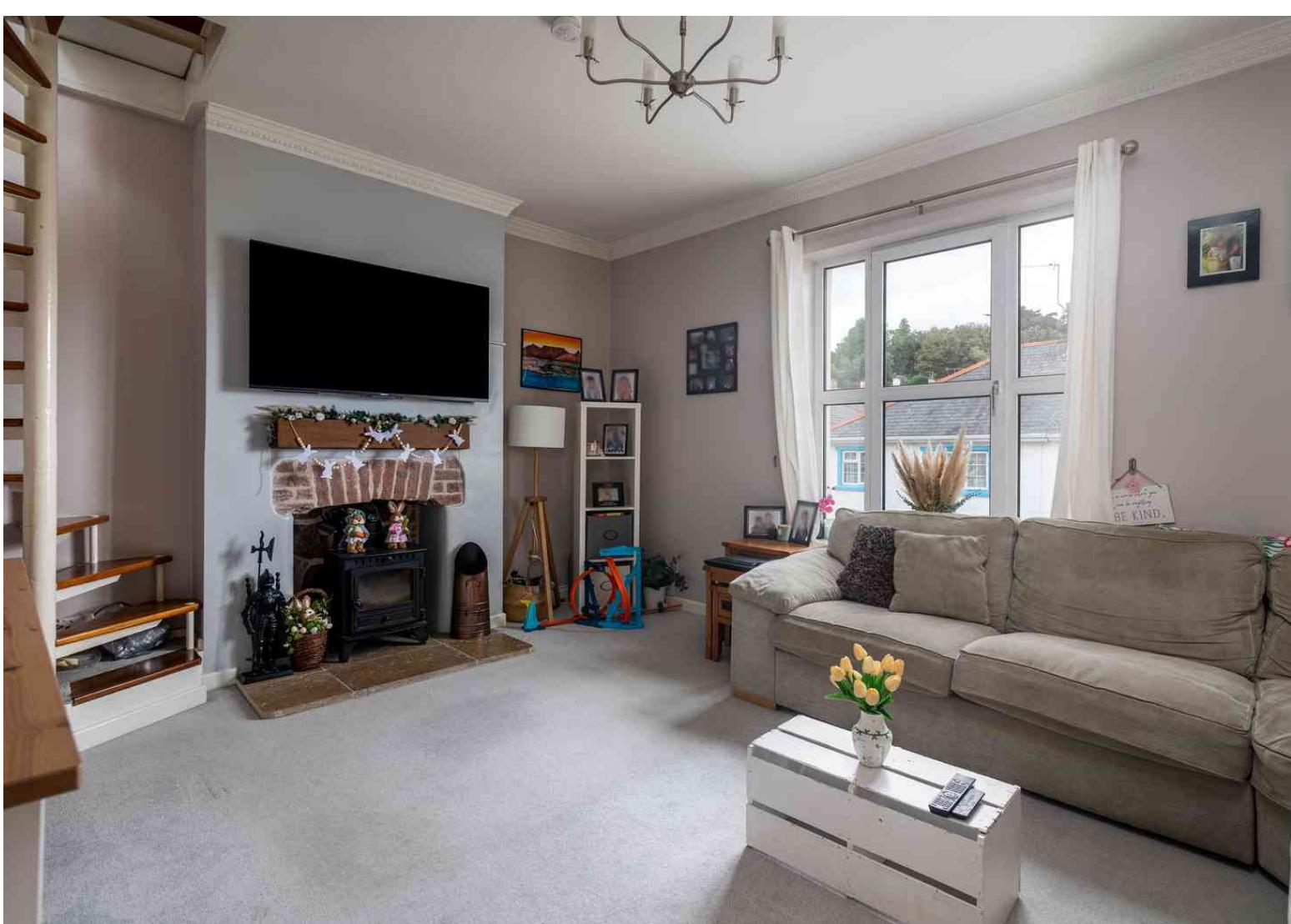
There are no monthly service charges, they are paid on an ad hoc basis. There is no management company, all co secretarial duties are carried out by the other shareholder, thus keeping costs down. Annual charges are split as the come up for renewal i.e. building insurance and annual registration fee.

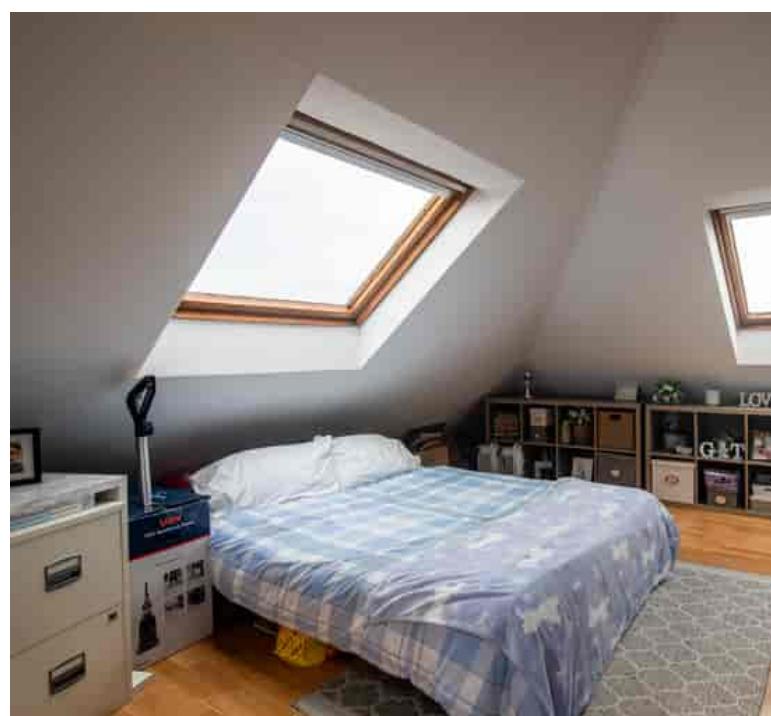
### Directions

From First Tower turn up Bellozanne Rd, the apt is a few doors up on the LHS.

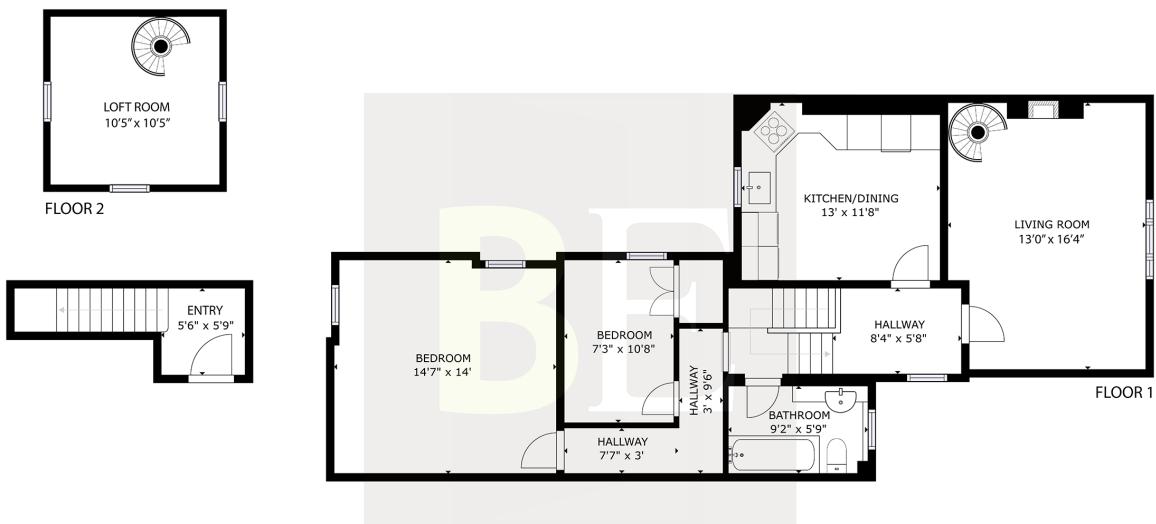
What3Words: <https://w3w.co/contain.applied.found>







## FLOORPLAN



GROSS INTERNAL AREA  
FLOOR 1: 938 sq. ft, FLOOR 2: 108 sq. ft  
TOTAL: 1046 sq. ft

EXCLUDED AREAS GARDEN: 22'11" x 42'7"

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY