



- Contemporary penthouse apartment
- Two bedrooms and two bathrooms
- Open concept living and dining area
- Integrated kitchen and cloakroom
- Balcony with south-west facing views
- Two off-road parking spaces



£569,000

Property Overview

Stunning Penthouse Apartment Opposite Samares Manor.

This beautifully bright and contemporary penthouse apartment enjoys an enviable position quite literally on the doorstep of the renowned Samares Manor, offering stylish modern living with an abundance of natural light and generous outdoor space.

The accommodation comprises two spacious double bedrooms, both benefiting from luxurious en suite bath and shower rooms. The heart of the home is the impressive open-concept living room with dedicated dining area, seamlessly connected to a fully integrated quality kitchen, perfectly designed for both everyday living and entertaining. A separate cloakroom provides added convenience for guests, while ample storage is thoughtfully incorporated throughout.

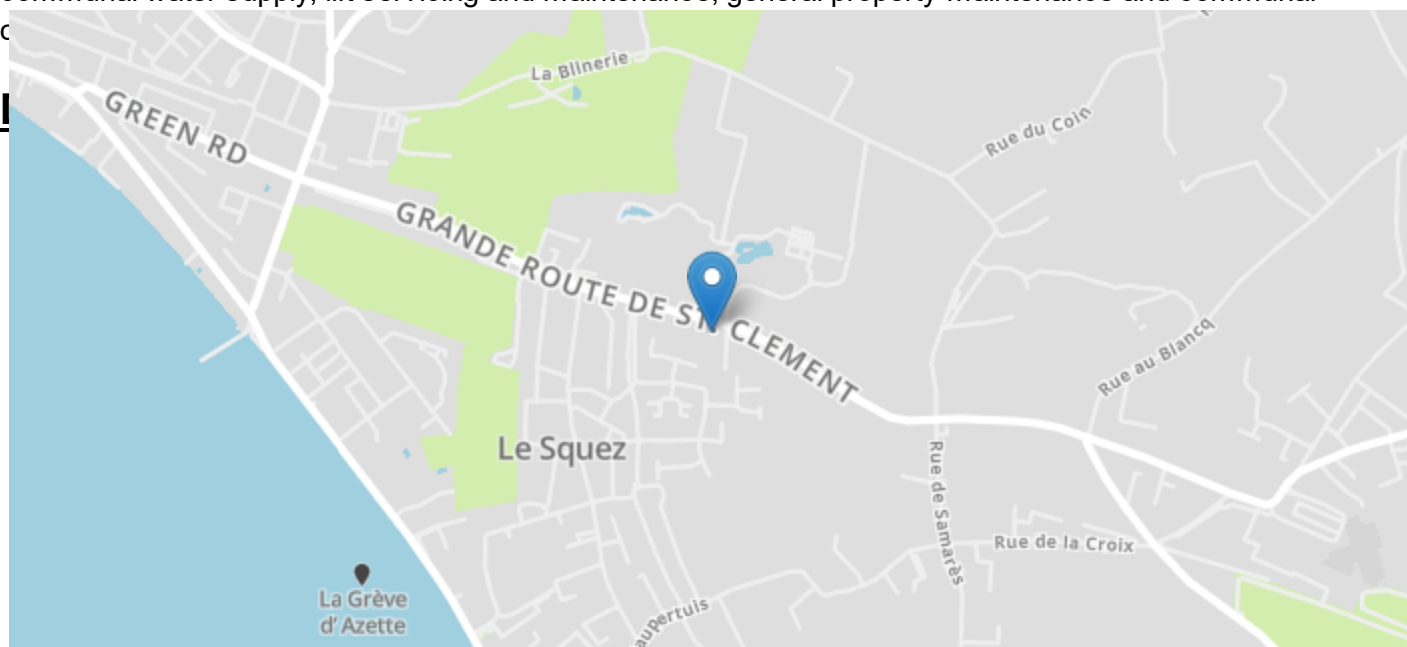
Bi-folding doors lead from the living space onto a superb south-west facing decked balcony with glass panelling, creating a wonderful extension of the living area and an ideal setting to enjoy afternoon and evening sun. A further balcony off the main living and dining area floods the interior with natural light. Externally, the property benefits from two tandem off-road parking spaces and a storage shed. The building offers lift access to all floors for ease and accessibility.

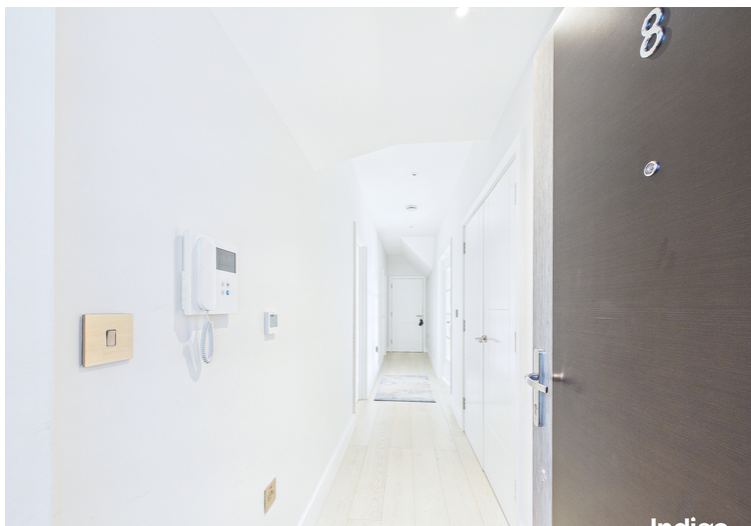
Ideally located directly opposite the beautiful gardens and amenities of Samares Manor, the apartment is also close to supermarkets, an excellent bus route, golf course, padel and tennis courts, and is just minutes from town.

This exceptional penthouse would perfectly suit someone looking to downsize without compromising on space or quality, while also presenting an attractive investment opportunity in a highly desirable setting.

Agents Notes

All mains excluding gas. Mains drains. Electric heating and fibre broadband installed. Fully double glazed throughout. Fire regulations in places. Pets permitted upon arrangement. Lift access to all floors. The service charges of £328.20 pcm which includes building insurance, sinking fund, occupier and foncier parish rates, communal water supply, lift servicing and maintenance, general property maintenance and communal





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Approximate total area⁽¹⁾

84.9 m²
914 ft²

Reduced headroom

14.6 m²
157 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

