



7 Mabel La Route De St. Aubin, St Helier, Jersey, JE2 3LN
£595,000

Slomans.

NEW TO THE MARKET : STYLISH AND CONTEMPORARY 3 BED HOME

Located minutes from the beachfront, St Andrews Park and all local amenities, this versatile home was built approximately 15 years ago and is presented in great condition with a modern, fresh feeling throughout. The property is a semi detached home which is set well back from the main road and any traffic noise and it would make a perfect starter home or investment. The stylish accommodation is spread over 3 floors and briefly comprises: two bathrooms (one a shower room, the other has a newly fitted bathroom suite), a fully fitted kitchen with an extensive range of integrated appliances and a seating area. There are three double bedrooms in total, two of which have fitted bedroom furniture and sitting room. To the rear you will find a safely enclosed patio garden which captures the afternoon sun; a perfect, peaceful little haven! The property also benefits from a single garage plus one other parking space.



Slomans Estate Agents.
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SERVICES

Double glazing
Comfort heating
Small loft storage/understairs storage

ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

DISCLAIMER

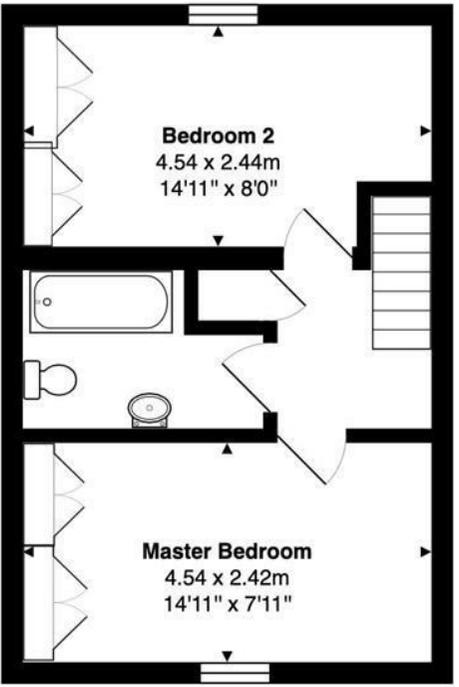
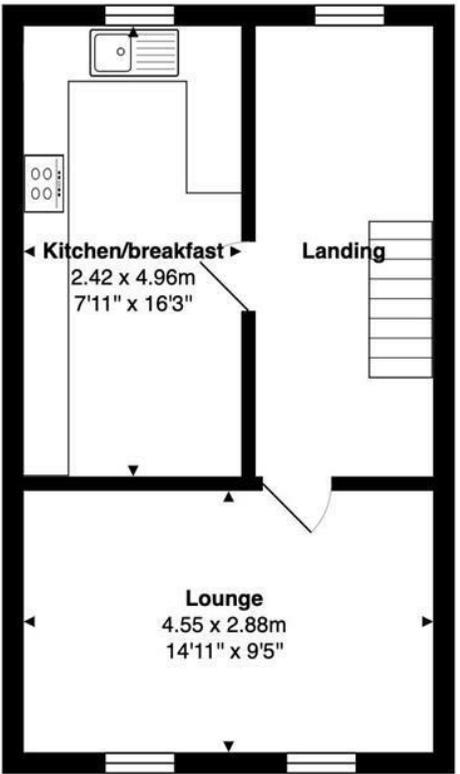
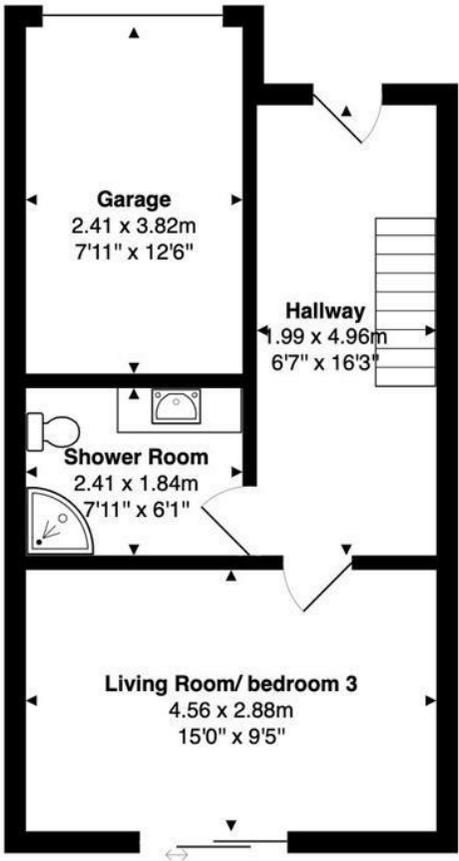
Please note that Slomans Estate Agents we have prepared these particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. These particulars are supplied on the understanding that all negotiations are conducted through Slomans Estate Agents. Their accuracy is not guaranteed nor do they form part of any contract.





NO MORE TO COMPLETE
WITHOUT THE PRESENCE OF
KITTY CAT PET





Total Area: 105.8 m² ... 1139 ft²