



Hunt Estates

Two Bedroom Apartment With Large Sun Terrace
St. Clement, Jersey

TWO BEDROOM APARTMENT WITH LARGE SUN TERRACE

A spacious two-bedroom, ground floor apartment situated in the much sought-after development Millennium Court. This bright and airy apartment is in good condition throughout and has a lovely outside area.

Comprising; entrance hall with storage, utility room/pantry (formerly a cloakroom which could be reinstated if preferred), 31ft sitting room/dining area with direct access via patio doors to the spacious sun terrace. Separate fitted kitchen, and two double bedrooms, both with fitted wardrobes and en-suite bath/shower rooms.

The apartment benefits from a good sized, walled sun terrace where one can enjoy alfresco dining or create a potted garden oasis. In addition, a pathway leads to the walled edge of the sun terrace where one can enjoy the sea and beach views. Here, there is space for a raised table to enjoy an evening cocktail and take in the view. The whole of the outside area is fully enclosed, thereby being safe for children or pets.

There are secure under-cover gated parking areas for two cars, one directly below the apartment and the second in the main garage area. There is ample communal visitor parking for the development.

Millennium Court benefits from direct beach access via a code-locked gateway, lift access and an on-site caretaker.

The apartment is located in a convenient area, it is within walking distance to the Havre des Pas area with its many cafes and restaurants. There is a bus stop directly outside the development and it is also only approx. a 15-20 minutes' walk to St Helier town centre.

Viewings come highly recommended.



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FEATURES

- Ground floor, spacious apartment
- Two double bedrooms, two bath/shower rooms
- Separate fitted kitchen
- Own sun terrace
- Sea views from side walkway with seating area
- Direct beach access via code-locked gateway

INFORMATION

- Mains water and drains
- Electric heating
- Fully double glazed
- Video intercom access
- Lift service
- No onward chain issues
- 2 designated, secure under-cover parking spaces
- Quarterly service charges of £626.44 (rising to £707.20 from 1 January 2025)
- Parish rates for 2024 were £513.60
- Flying Freehold and Entitled/Licensed



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1ST FLOOR
1062 sq.ft. (98.7 sq.m.) approx.



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1ST FL 2 BED APARTMENT

TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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