



2 Garlyckehythe, Janvrin Road, St. Helier
£399,000

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2 Garlyckehythe, Janvrin Road

St. Helier, Jersey

Travelling down Janvrin Road the apartment is opposite Springfield Stadium on your RHS.

- Large one double bedroom duplex apartment
- Fully fitted kitchen diner with bi-folds
- Light and spacious lounge
- Impressive 30m2 sun terrace
- One of only two in the development
- Generous living over two floors
- Versatile accommodation
- Convenient location
- No onward chain
- Share transfer
- Sole agent
- Contact Andrew 07797 814422 / andrew@broadlandsjersey.com



2 Garlyckehythe, Janvrin Road

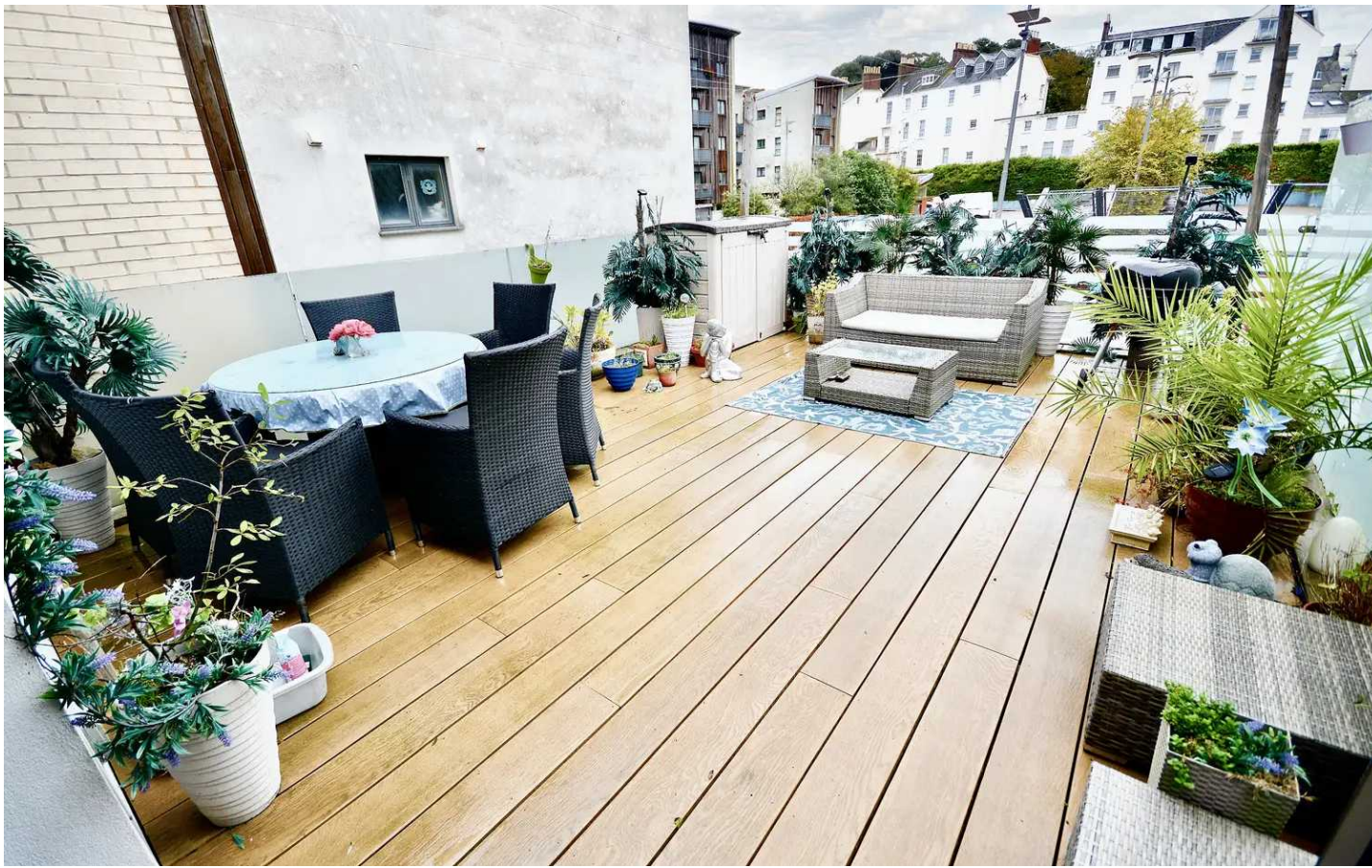
St. Helier, Jersey

If you're after an apartment that's a little different then take a look at this spacious one bedroom duplex. Fully renovated in 2017 by renowned local builders, the light & roomy accommodation is set over two levels. One of only two apartments in the development this delightful example occupies the whole two top floors & feels more like a cozy cottage than an apartment. To the 1st floor the accommodation comprises; quality fitted kitchen diner with a full range of modern appliances and large bi-fold doors that open onto the huge 30m2 roof terrace, bringing the outside in and making this a very sociable living area. The ideal place to entertain with friends and family. Along the hallway there is a large double bedroom with space for freestanding or fitted furniture. Good storage is provided with fitted cupboards under the stairs. The 2nd floor has a fully tiled bathroom, with a shower over the bath & additional rain shower feature. The lounge is bright & spacious, benefitting from a dormer window and velux to either side. Located in a convenient location on the town outskirts just 5 minutes from the centre and close to shops, supermarkets and amenities. Although there is no parking with the property the vendor rents a space nearby which could be transferable. Ideal first time buy, down size or investment. Offered with no onward chain, viewing comes highly recommended by Broadlands the vendors sole agent.









Living

Fully fitted modern eat-in kitchen diner equipped with dishwasher, washing machine, fridge, separate freezer, electric hob, oven & integrated microwave. Bi-fold doors provide direct access to the roof terrace. Versatile living space - the current layout of this property has the bedroom on the 1st floor but depending on preference this can be switched back with the lounge, which is now on the 2nd floor - see floor plan

Sleeping

Large double bedroom currently on the 1st floor with plenty of space for freestanding or fitted furniture (could be lounge if preferred see floor plan). Fully tiled bathroom with shower plus rain shower feature over bath to 2nd floor.

Outside

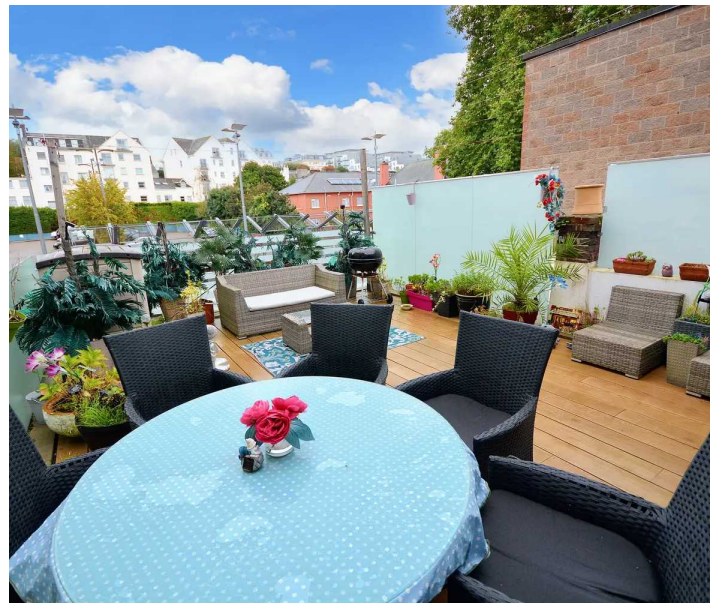
Impressive 30m² roof terrace. Huge sunny entertaining space with engineered decking. Although there is no parking with the property the current owner rents a space nearby for £150 pcm.

Restrictions

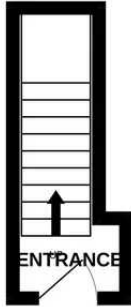
None that Broadlands are aware of.

Services

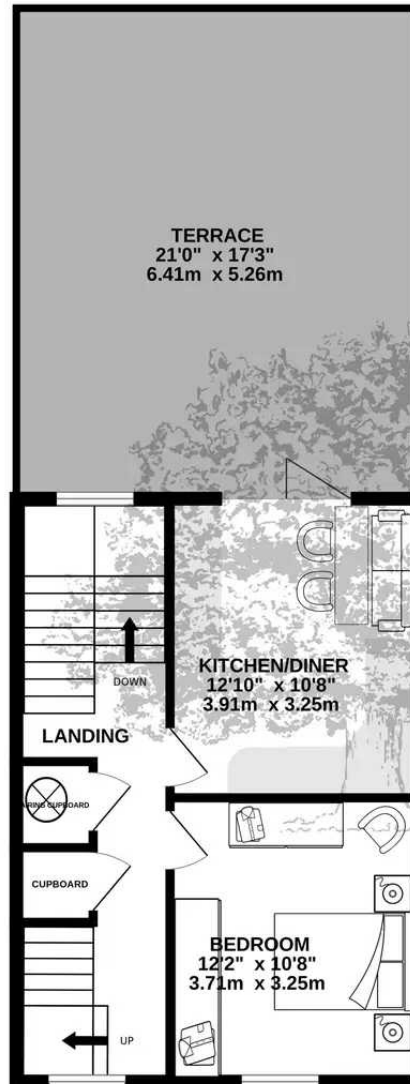
All mains (excluding gas). Fully double glazed. Electric heating.



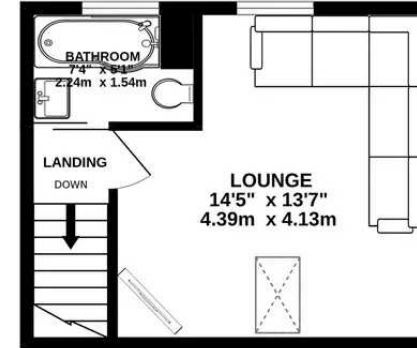
GROUND FLOOR
50 sq.ft. (4.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.0 sq.m.) approx.

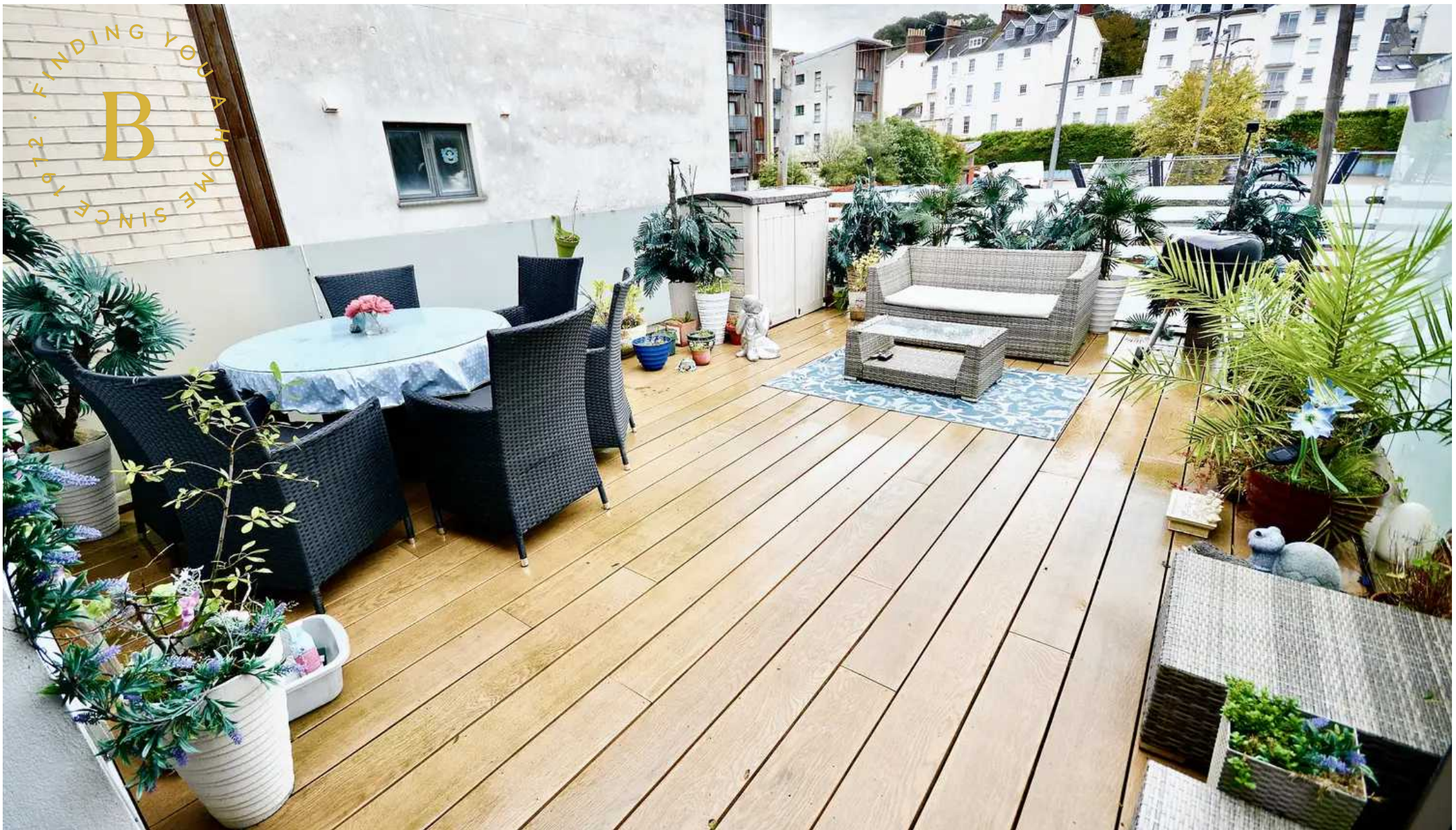


2ND FLOOR
245 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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