



Apt 2, 45 La Motte Street, St. Helier
Asking £410,000

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Apartment 2, 45 La Motte Street

- Two double bedroom ground floor apartment
- Open plan living area
- House bathroom
- Conveniently located contemporary town development
- Purpose built in 2021
- Perfect step on the ladder or ideal buy to let
- Walk to work
- Good size designated storage room
- Large communal roof garden
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com



Apartment 2 45 La Motte Street

Two double bedroom purpose built ground floor apartment, one of only ten examples in a contemporary development.

Completed in 2021 and located within a stroll of the heart of St Helier this apartment is super conveniently positioned for both work and play! Finished to a high standard the open plan living is both modern and practical. Fully fitted with quality appliances the kitchen area includes everything you'd expect with electric hob, oven, washing machine, dishwasher, large separate fridge and freezer. Large windows to all the rooms give the property plenty of natural light throughout. Both bedrooms are good size doubles.

Three piece modern house bathroom. Engineered flooring, electric heating plus recessed LED lighting throughout. Benefitting from lift access you can quickly rise to the top floor and utilise the sunny communal roof terrace. Perfect 1st step on the property ladder or ideal investment. Contact the vendors sole agent to book your viewing today.





Living

Bright open plan kitchen lounge diner. Fully fitted kitchen area with quality appliances inc; electric four ring hob, extractor hood, oven, dishwasher, washing machine, large fridge and separate freezer.

Sleeping

Two good size double bedrooms. Fully tiled house bathroom.

Outside

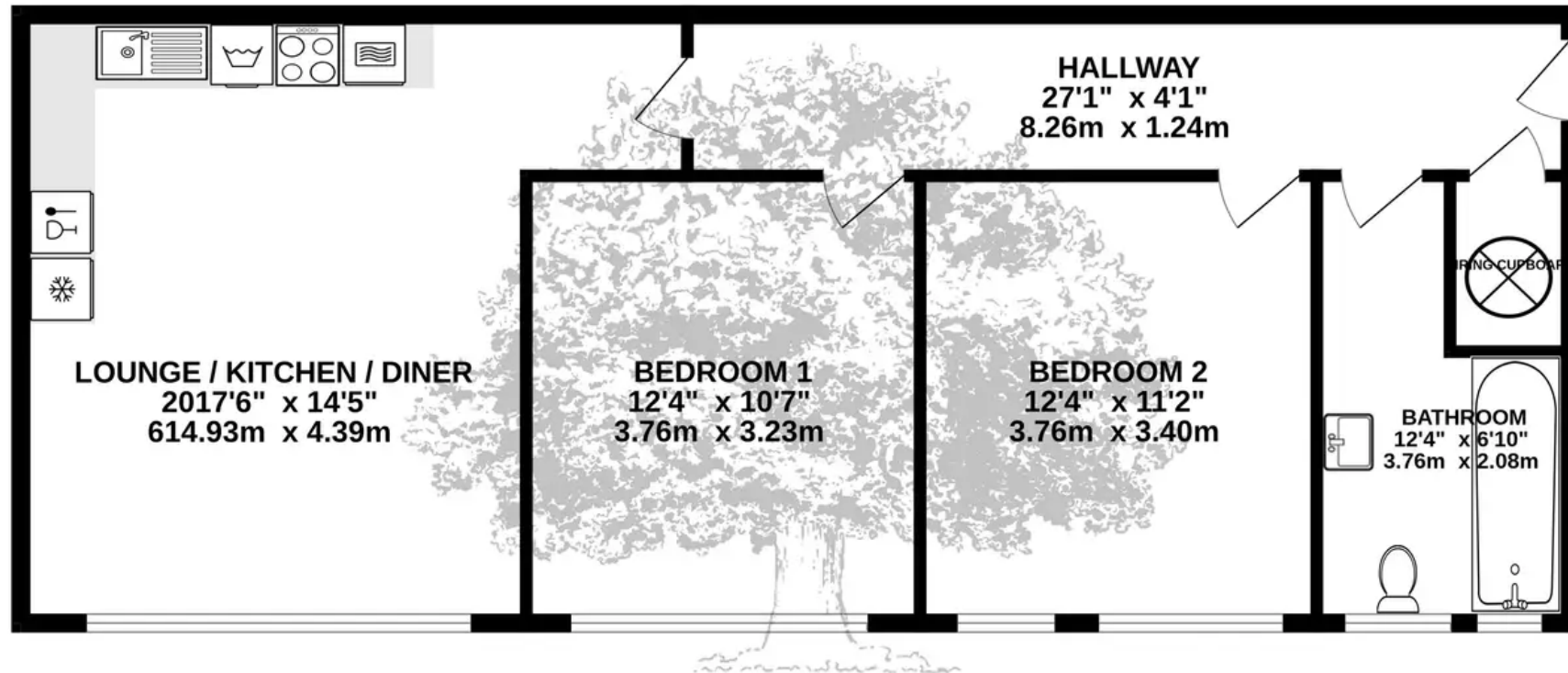
Communal roof garden. Storage cupboard.

Services

All mains excluding gas. Electric heating. Fully double glazed. Lift access to all floors and roof terrace. Fire certificate held. Service charge £745.36 per quarter inclusive of sinking fund.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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