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La Marguerite, 10 Windsor Road, St. Helier

Guide Price **£595,000**

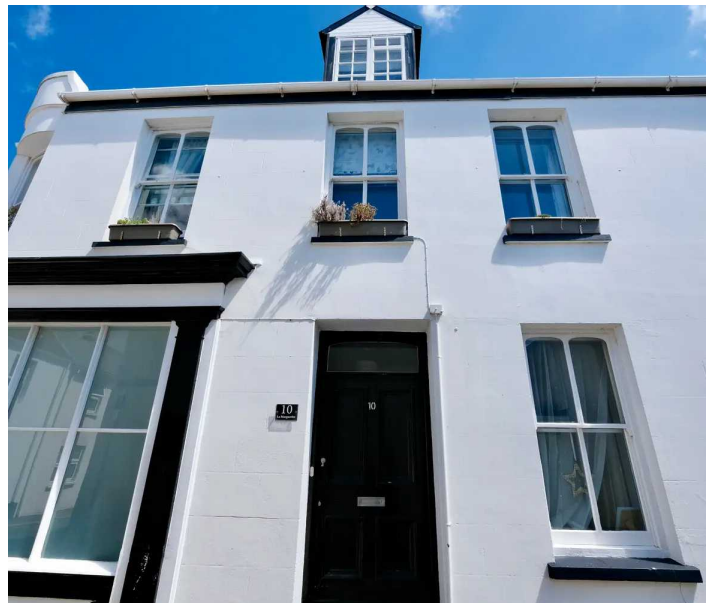
BROADLANDS

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La Marguerite, 10 Windsor Road

St. Helier, Jersey

- Three double bedroom, one bathroom townhouse
- Outskirts of town on a quiet residential lane
- Single garage with additional storage space
- High ceilings
- Plenty of natural light with large windows throughout
- Original features
- Potential to include shopfront
- Contact James on 07829835076 or james@broadlandsjersey.com



La Marguerite, 10 Windsor Road

St. Helier, Jersey

Nestled in a peaceful neighbourhood on the outskirts of town, this charming 3-bedroom semi-detached house offers an ideal combination of comfort and character. This townhouse is set over three floors features high ceilings and large windows that flood the interior with natural light. The property showcases original features, adding a touch of elegance and charm. There is potential to include a shopfront as another reception room, subject to local planning. A single garage with additional storage space provides convenience and practicality, easy to walk into town to work.





Living

Entering the property the hall way has plenty of space for coats and shoes with a storage cupboard under the stairs going up to the first floor. The bright lounge then leads through to the separate fully integrated kitchen and dining space.

Sleeping

On the first floor the landing separates two large double bedrooms, both with space for wardrobes. The primary featuring dual aspect windows letting in plenty of natural light. Up to the second floor you will find the third double bedroom and the modern house bathroom with 4 piece suite.

Outside

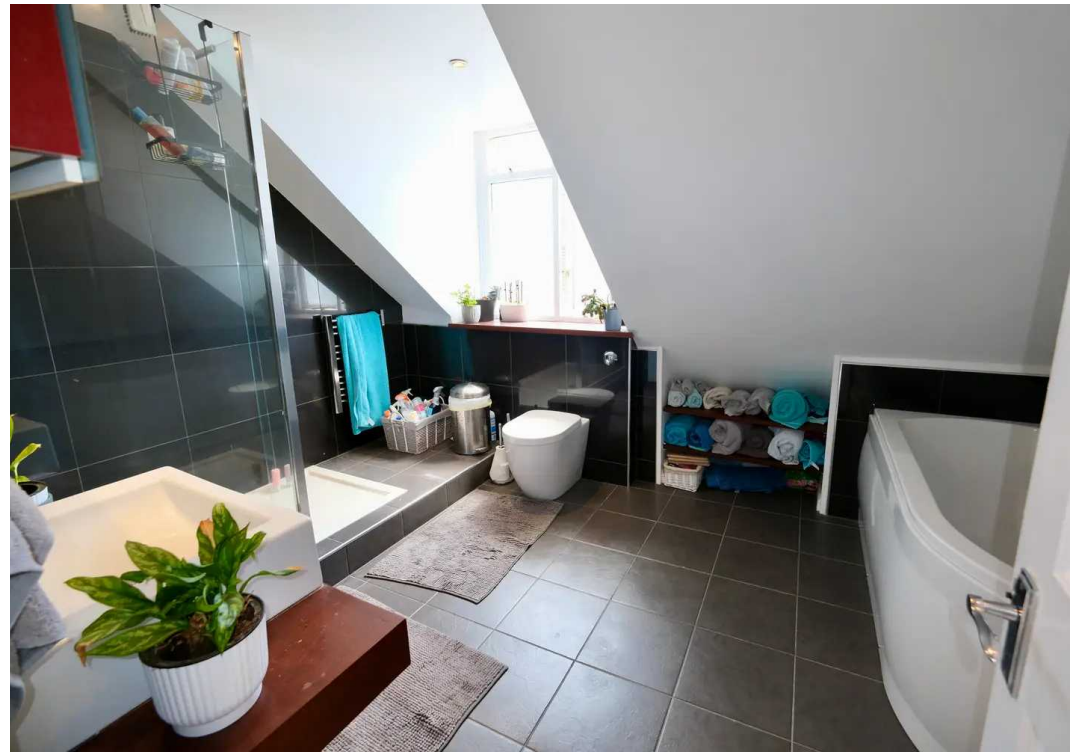
There is a single garage with electric door off the quiet lane and a large storage cupboard next to it for the shop. On the corner of the property is a single room shopfront that could potentially be make another reception space. Subject to the usual planning permission.

Services

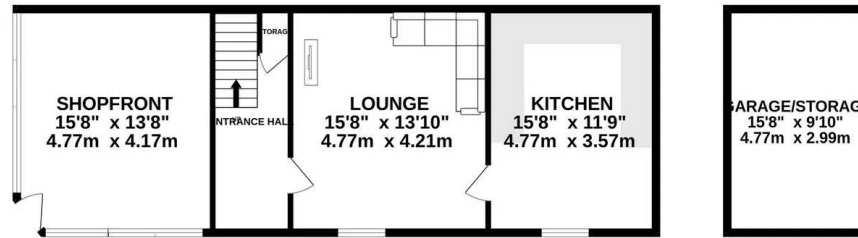
All mains services. Electric heating throughout. Service charge is £44pm for shop/store portion and £135pm for house/garage portion. Service charge is designed to include parish rates, property insurance, JFSC fees and a very small sinking fund (combined amount equivalent to £1,000 per annum). Property is Grade 3 listed. Service charge generally reviewed in September/October time.



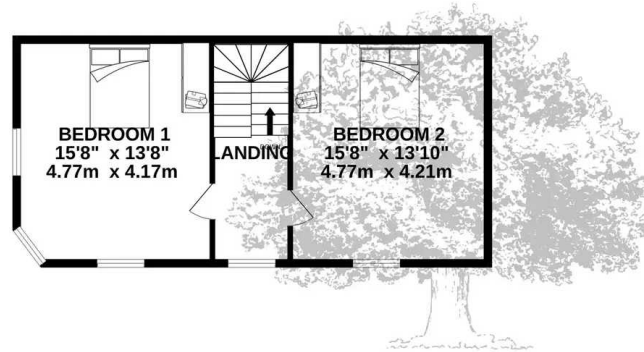




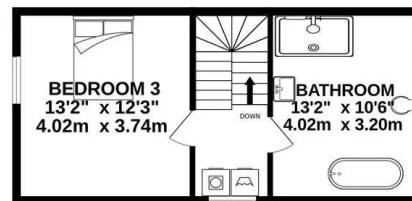
GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1597sq.ft. (148.4 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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