



2 Sydney Court, La Ruelle Es Ruaux, St. Peter

Asking **£675,000**

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2 Sydney Court, La Ruelle Es Ruaux, St. Peter

- Spacious south facing ground floor apartment
- Sweeping views to the south coast and Elizabeth Castle
- Would benefit from some gentle upgrading
- Three double bedrooms
- Original wooden flooring
- Sunny private terrace
- Garage with electric door
- Two designated parking spaces
- Visitor parking
- Communal gardens
- Close to several regular bus routes
- Sole Agent
- WhatsApp Andrew 07797 814422 /
andrew@broadlandsjersey.com



2 Sydney Court, La Ruelle Es Ruaux, St. Peter

Spacious ground floor apartment located on a quiet lane in rural St Peter with views over protected fields to the south coast and Elizabeth Castle.

The accommodation comprises; 21ft living room with door to a sunny private terrace, separate kitchen, main bedroom with southerly views and fitted wardrobes, two further double bedrooms - both with fitted wardrobes. Bathroom and utility / cloakroom.

Featuring original wooden floors in most rooms, a new wet electric boiler, new pressurised hot water system and the best private parking in the development, being a long garage plus two parking spaces.

The apartment is in extremely good condition throughout, although the new owner may want to upgrade the kitchen and bathroom.

The development has recently undergone a detailed maintenance plan with a new fibreglass roof added, building exterior decorated and entrance hallway refurbished. Please note no pets permitted and no children under 16 on a permanent basis. Call now to view.





Living

Twenty one foot living room with two windows providing sweeping views of the south coast and Elizabeth Castle. Original wooden flooring. Door to terrace. Separate kitchen with high and low level units and integrated appliances including hob, extractor, double oven, fridge, freezer and dishwasher. Windows to front and side. Amtico flooring.

Sleeping

Three double bedrooms all with fitted wardrobes. Bathroom featuring three piece suite comprising bath with shower over, basin and WC.

Outside

Private sunny terrace off living room overlooking the manicured communal south facing gardens.

Company Policy

No children under 16 years on a permanent basis and no pets permitted

Services

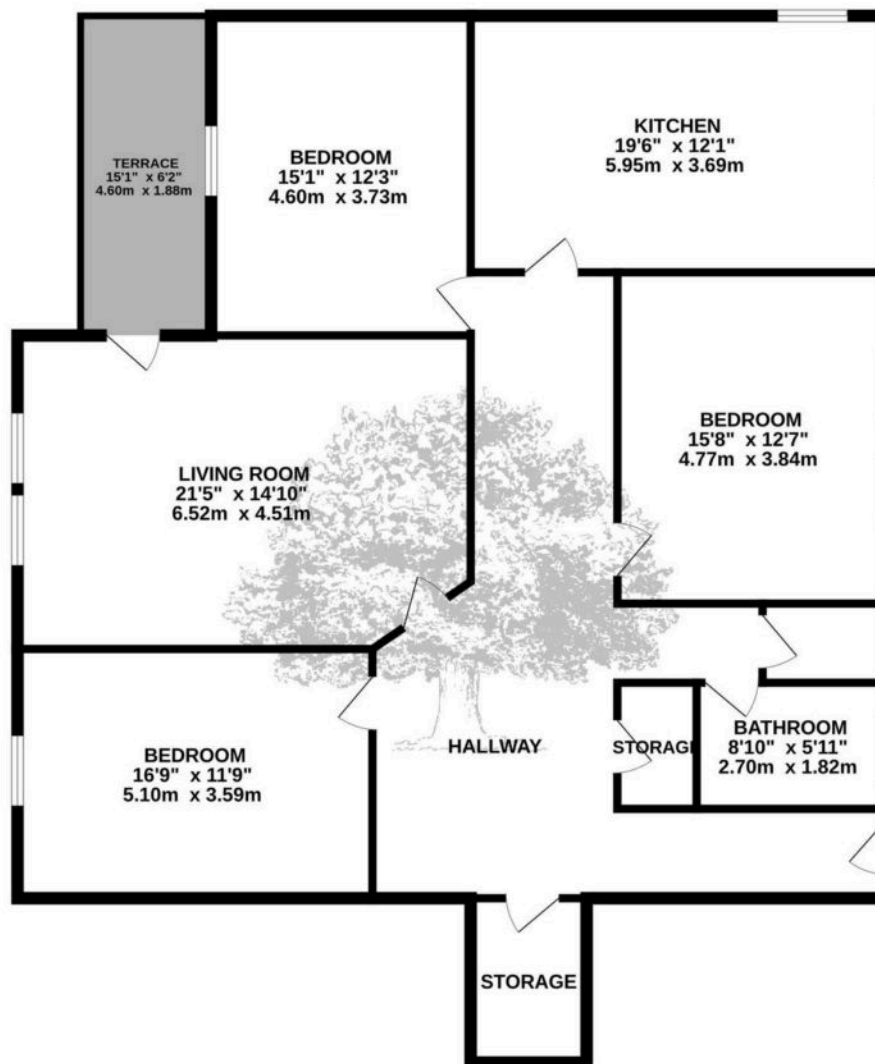
All mains excluding gas. New wet electric boiler and water tank. Professionally managed by Morganfinch Management Services. Service charge of £249.65 pcm covers building insurance, upkeep of communal gardens and shared areas, communal electric / lighting and contribution to the sinking fund.







GROUND FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 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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