



## Flat 3, 49 La Colomberie, St. Helier

# £349,000

### St. Helier

This charming and spacious duplex apartment, nestled on the outskirts of the town centre, provides a comfortable and convenient living space. Boasting a thoughtful layout, the apartment offers ample accommodation across two floors. Upon entering, a spacious landing sets the tone for the generous proportions found throughout the apartment. The first floor encompasses a sizable lounge/diner, perfect for relaxing or entertaining guests. A separate galley kitchen adds functionality and convenience to the living space, while a large double bedroom and a well-appointed house bathroom complete this level. Ascending to the second floor, residents are greeted by a very large double bedroom, offering plenty of space for comfort and relaxation. Additionally, a great-sized single bedroom provides versat...

Telephone: 01534 730 341

Email: [sales@gaudin.je](mailto:sales@gaudin.je)

22 Hill Street St Helier, Jersey JE2 4UA, Channel Islands



# Gallery



# Property Details

**Location:** Flat 3, 49 La Colomberie, St. Helier

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Ascending to the second floor, residents are greeted by a very large double bedroom, offering plenty of space for comfort and relaxation. Additionally, a great-sized single bedroom provides versatility for various living arrangements or can serve as a home office or study.

Although there is no outside space, the apartment benefits from its proximity to Howard Davis Park and the beach at Harve Des Pas, offering residents the opportunity to enjoy outdoor recreation and leisure activities just a short walk away.

With over 1000 sq feet of accommodation, this duplex apartment provides a spacious and comfortable living environment.

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# Key Features

For Sale	Beds: 3	Baths: 1
Type: Apartment	Area: 1055 ft <sup>2</sup>	3 bedrooms, 1 bathroom
Flying Freehold	Separate galley kitchen	Short stroll to town centre, beach & Howard Davis Park
Fire Certificate in place	Large lounge / diner	Immaculately presented
All bedrooms are doubles	Over 1,000 sq ft of accommodation	

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# Floor Plans

GROUND FLOOR  
57.5 sq.m. (619 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 98.3 sq.m. (1058 sq.ft.) 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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