



**Flat 2 27 La Colomberie, St Helier, Jersey, JE2 4QB**  
**£429,000**

## 27 La Colomberie, St Helier, JE2 4QB

This spacious town maisonette, spanning three levels, is perfect for those who love town living. Presented in excellent condition, it features two large double bedrooms, an eat-in kitchen, a comfortable living room, plus a generously sized bathroom. With over 800 sq ft of living space, this property offers exceptional value. Located close to all town amenities, it provides easy access to work, shopping, the gym, Howard Davies Park and the beachfront, making this an ideal home for anyone who is looking to enjoy everything St Helier has to offer. Additional features include electric heating, a flying freehold, and no onward chain. Must be viewed to be appreciated. What3Words: things.testing.song.

### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

What3Words  
///things.testing.song

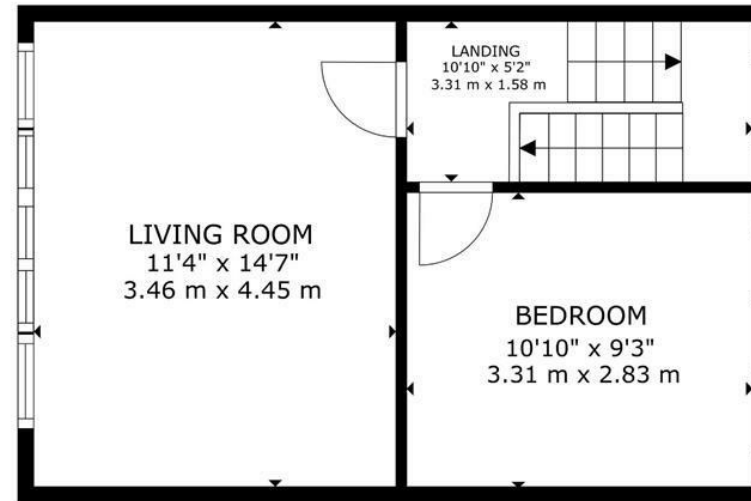
### ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

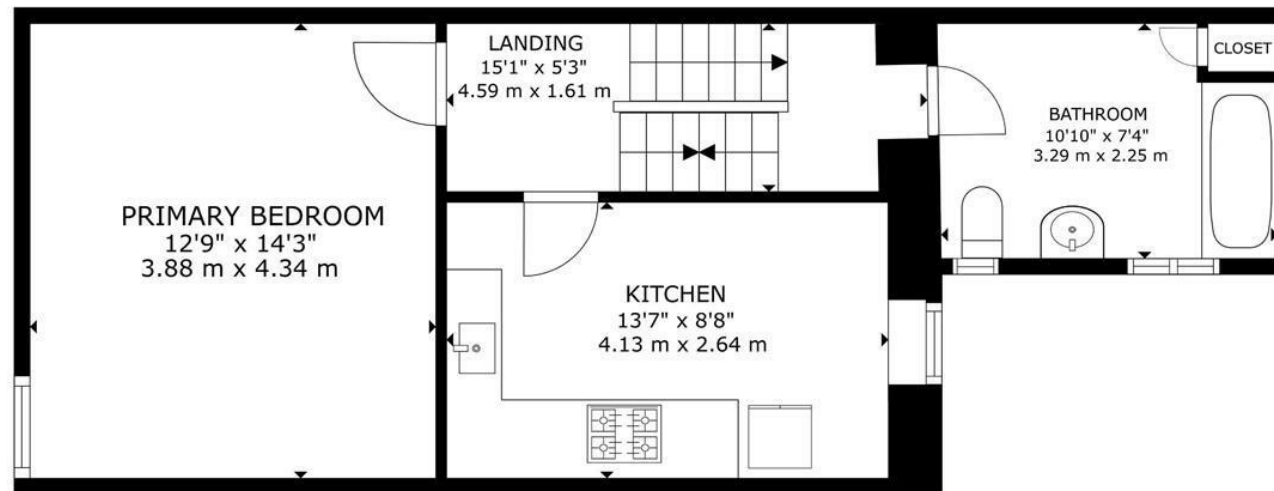
### DIRECTIONS

Driving down Grenville Street, 27 La Colomberie is in front of you when you reach the end of the road.





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 481 sq. ft, 45 m<sup>2</sup>, FLOOR 2: 329 sq. ft, 30 m<sup>2</sup>  
TOTAL: 810 sq. ft, 75 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

