

22 Jardin Du Hocq

La Rue Du Hocq



22 Jardin Du Hocq, La Rue Du Hocq, St Clement, JE2 6GJ

Situated within the sought-after Jardin du Hocq development, this beautifully presented one bedroom first floor apartment was originally the exclusive show home by Grange Developments, showcasing a superior specification and high-quality finishes throughout.

Offering its own private entrance, the apartment is accessed via an internal staircase, creating an excellent sense of privacy and independence.

Upon entering, a generous utility style storage cupboard provides practical space, while two further internal storage cupboards ensure exceptional storage throughout the home.

The heart of the property is the impressive open plan kitchen, lounge and dining area. As the original show home, the kitchen was finished to an exceptional standard with Corian work tops, featuring premium cabinetry, quality integrated appliances and stylish contemporary finishes. Floor to ceiling glazing opens onto a west facing glass fronted balcony, providing the perfect spot to enjoy afternoon and evening sunshine.

The apartment also offers a spacious double bedroom and a modern bathroom, all finished to the same high standard found throughout the property.



Parish: St Clement

Qualification: Qualified

Tenure: Share Transfer

Price £395,000



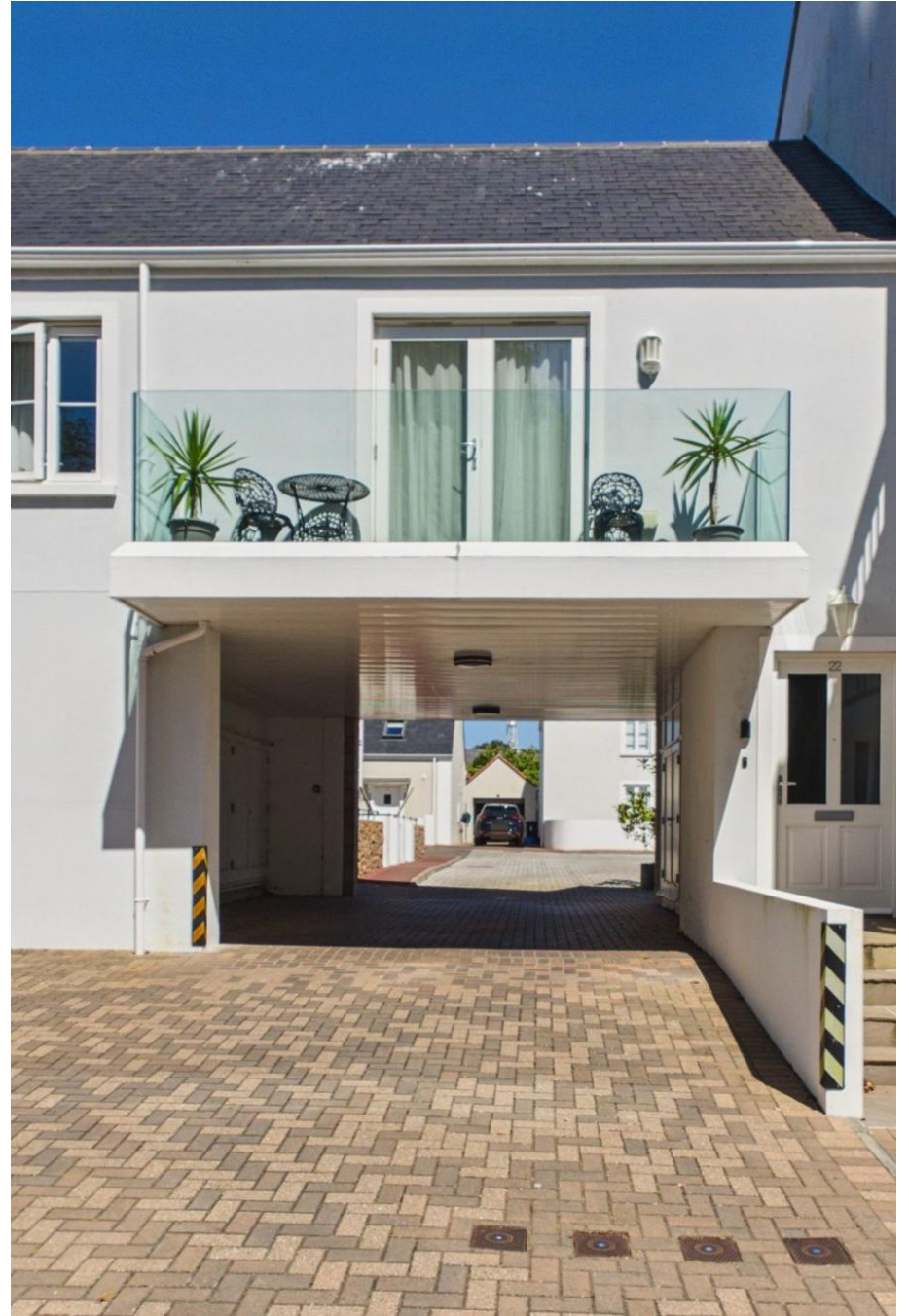
- Original Grange show home
- Private entrance
- West facing balcony
- Allocated parking
- Exceptional storage
- Walk to Le Hocq beach





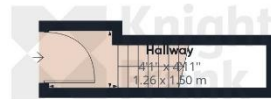




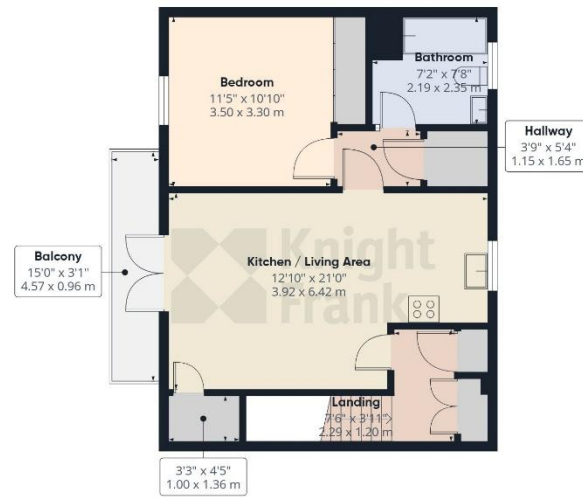








Ground Floor



Floor 1

Approximate total area⁽¹⁾

586 ft²
54.5 m²

Balconies and terraces

46 ft²
4.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Services

Electric under floor heating throughout

All mains, except gas

Service Charge

£143 pcm to include rates

Please Note

Tenant currently in situ, can be purchased as an investment bringing in a 5.46% yield. Can be sold to an investor fully furnished. Vacant possession after 5th September 2026.

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