



2 Batisse De La Mielle, Clos De La Mielle

La Route De La Haule



2 Batisse De La Mielle, Clos De La Mielle, La Route De La Haule, St Brelade, JE3 8FE

This impressive apartment forms part of an exclusive and highly regarded development, renowned for its beautifully maintained surroundings, exceptional facilities and dedicated on-site caretaker. La Mielle is set within attractive landscaped gardens with a picturesque pond and enjoys a prime position just across from the promenade, offering delightful coastal walks towards St Aubin in one direction and St Helier in the other. The property benefits from two generously proportioned underground parking spaces, conveniently located opposite one another, while a regular bus service is available at the entrance to the development.

Designed for ease of living, the apartment offers seamless single level accommodation with lift access directly from the garage to the front door. There is also level approach from the visitor parking area, in addition to stair access from the garage.

Offering in excess of 1,800 sq ft of well planned accommodation, the apartment provides spacious and versatile living areas. The reception rooms are all well sized and open directly onto private patios that connect beautifully with the immaculately kept communal gardens. Generous visitor parking ensures convenience for guests.

Positioned within the rear block, Batisse de La Mielle, the apartment enjoys a particularly peaceful setting, sheltered from road noise and backing onto open agricultural land.

The main living room is an excellent size and centres around a feature fireplace with electric fire, with glazed double doors opening onto the patio and gardens. A separate dining room leads through to a conservatory, both of which enjoy access to a south west facing terrace. The kitchen is fully fitted and spacious enough to accommodate a breakfast table and chairs, with direct access to a side patio and the benefit of a large utility cupboard.

There are two substantial double bedrooms, each with extensive fitted wardrobes. The principal suite includes a generous walk-in dressing room and en-suite bathroom, while the second bedroom has its own en-suite shower room.

The property is connected to all main services (excluding gas) and is equipped with electric heating and full double glazing. Further storage is available via a large private store cupboard within the garage, along with a full height cupboard in the entrance hallway.

The development is professionally managed and consistently presented to a high standard throughout. Residents have the use of expansive communal gardens with a pond, complemented by private terraces immediately adjoining the apartment. Two well proportioned underground parking spaces complete this fantastic property.



Parish: St Brelade

Qualification: Qualified

Tenure: Share Transfer

Price £1,695,000



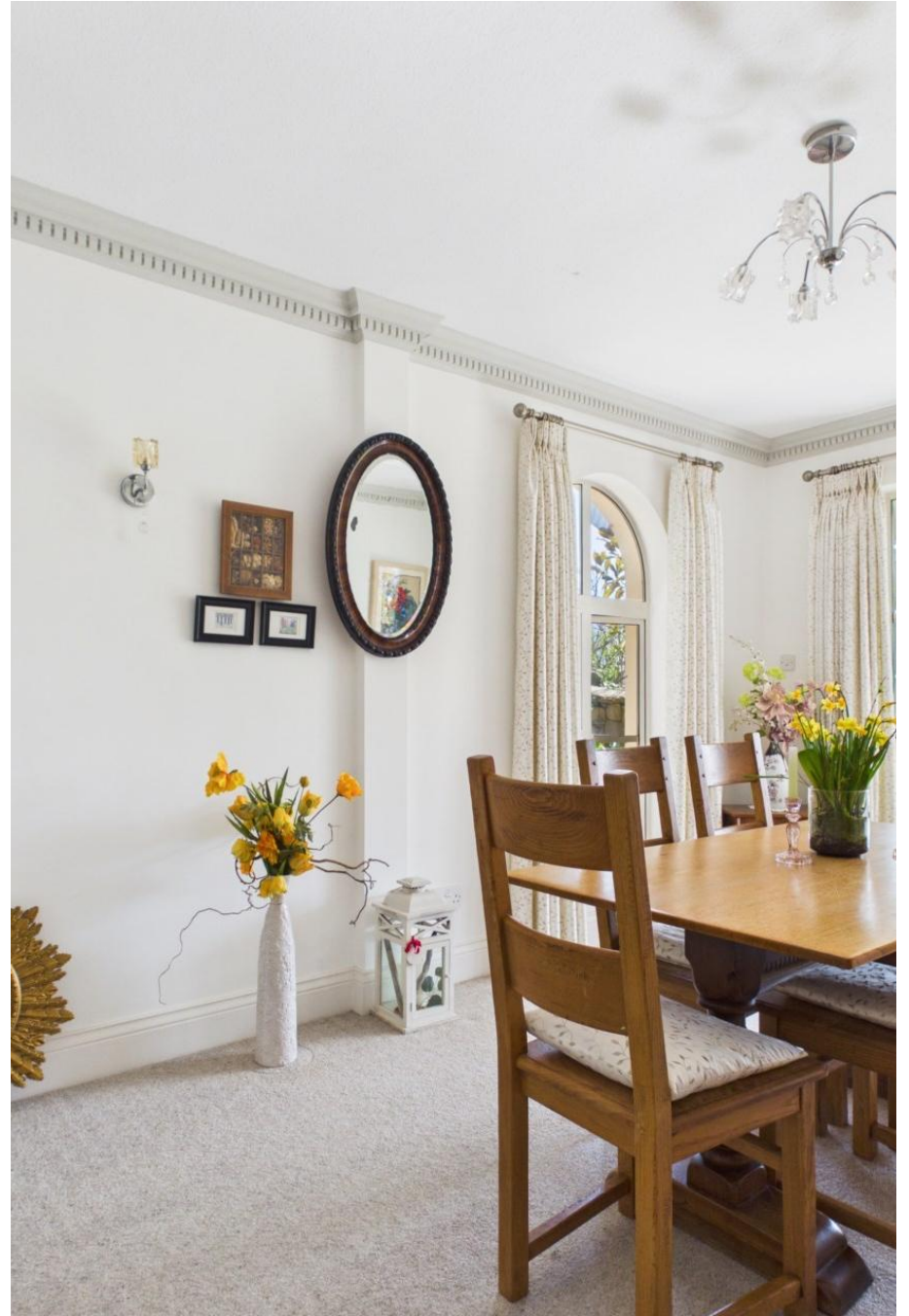
- 2 ensuite bedrooms
- vast reception rooms
- Two private terraces
- Parking for 2
- Visitor parking
- Manicured communal gardens and pond

























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

All Mains

No Gas

Electric heating

Service Charge

£1,416 Per Quarter

Substantial sinking fund

Meticulously maintained grounds

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