



St Helier - One Bedroom Apartment with Balcony at College Garden

C310 Curie Fry House, La Pouquelaye, St Helier, JE2 3AU

Asking - £279,000

Location

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what3words: ///pausing glitter coached (<https://what3words.com/pausing.gitter.coached>)

Map: <https://www.google.com/maps?q=49.193787,-2.102993>

BEDROOMS

1

BATHROOMS

1

RECEPTIONS

1

PARKING

0

Overview

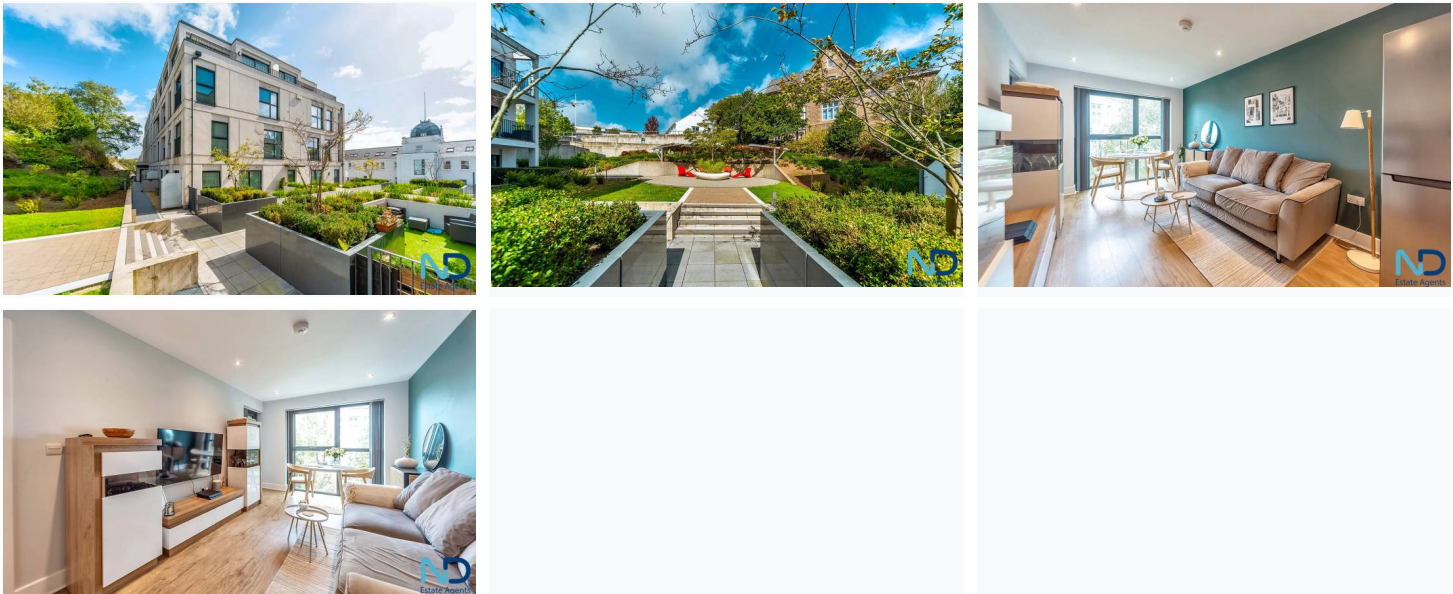
This is a one-bedroom apartment at College Gardens available to applicants with entitled status who are either downsizing or moving from a like-for-like one-bedroom property. This apartment features spacious, bright rooms and comprises an open-plan kitchen and living room, with doors leading out to the North-facing balcony. There is a separate utility cupboard in the hall, a good-sized bathroom, and a double bedroom. College Gardens residents benefit from the on-site residents' gym and the south-facing, one-acre landscaped lawns within the development. The home is a short walk to town, and there is ample visitor parking at the development. For information about the Andium scheme, please visit the Andium website.

Accommodation

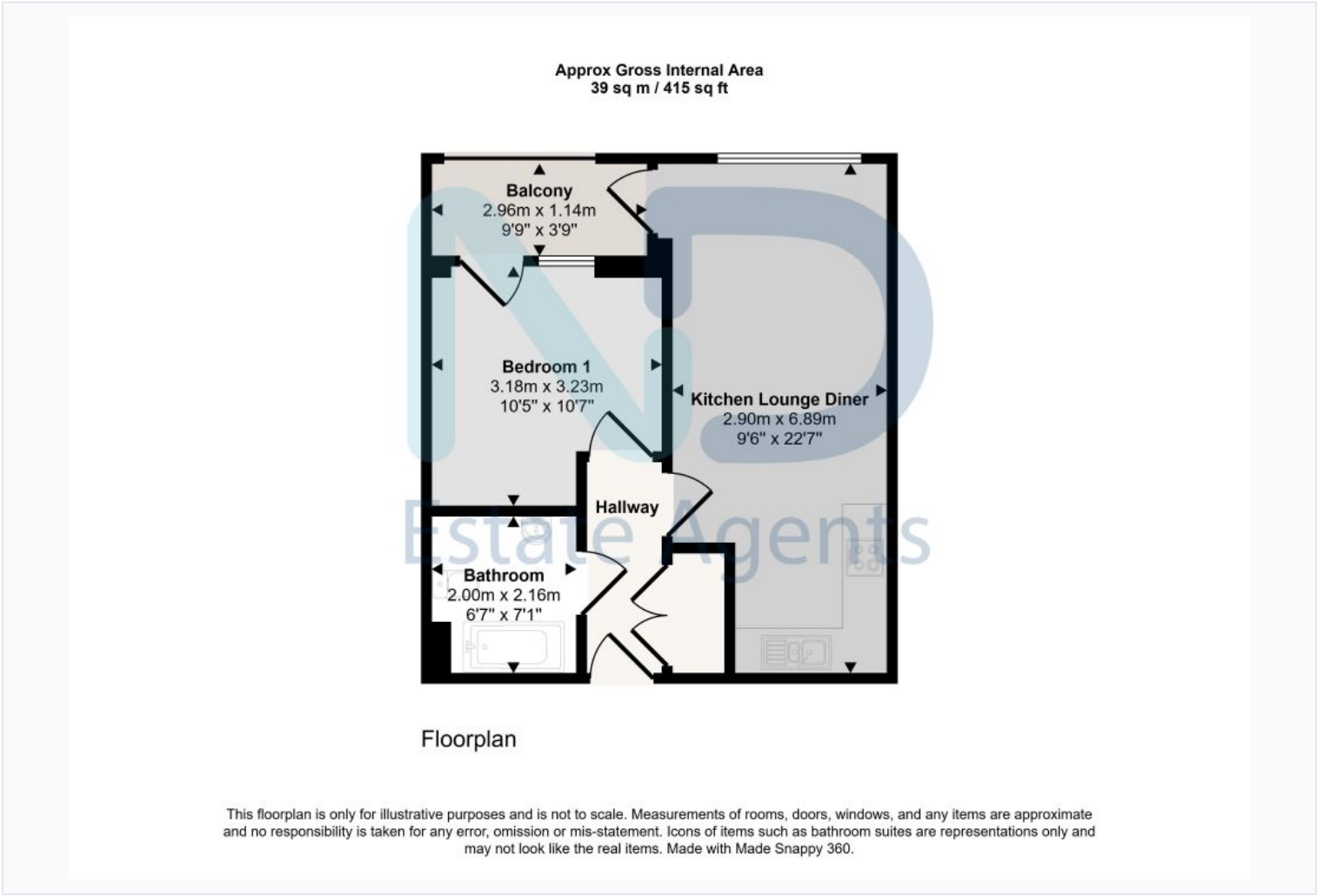
General: Balcony — 2.96m x 1.14m, 3.37 sq m (36 sq ft), Bedroom 1 — 3.18m x 3.23m, 10.27 sq m (111 sq ft), Kitchen — 40' 5" x 10' 7" (approx 12.32m x 3.23m), 39.79 sq m (428 sq ft), Lounge — 2.9m x 6.89m, 19.98 sq m (215 sq ft) and Bathroom — 2m x 2.16m, 4.32 sq m (47 sq ft).

Approximate total floor area: 39 sq m (415 sq ft).

Gallery



Floor plan



Contact

When an offer is accepted, and negotiations for the purchase or letting of a property are entered into, the prospective purchasers or prospective tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation showing your current home address, (a Current utility bill) together with confirmation of source of funds, source of wealth and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential status. ND Holdings Limited must comply with the current Money Laundering Legislation.

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These details are set out for guidance only and **do not** constitute an offer or a contract. Applicants should not rely on them as statements or representations of fact or that the property, its services, systems, or equipment are in good working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. We rely on the information given to us by the Owner of the Property. No extras or contents mentioned in these particulars or shown in the photographs are necessarily included in the sale or letting and they are included for descriptive purposes only. Any contents included with a sale are sold "as is," and no warranty is implied or given by us as agents for the Owner or by the Owner. Floor plans and location plans are **for information only** and measurements are not guaranteed as to their accuracy. Measurements are taken between internal walls and shown on the floor plans attached to details and are taken to the widest and deepest point. These are done by AI from photographs. Title, planning, building control, and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person, being a principal, director, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty regarding the property or any part, item, system or equipment.

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