



PROPERTY FOR RENT:

Mont a L'Abbe Lodge, St John's Road, St Helier, Jersey, JE2 3LE

DESCRIPTION: 3-Bedroom detached house

Ground Floor:

- Front door into hall with stairs leading to First Floor
- Living Room (Off Hall)
- Dining Room (Off Hall)
- Separate Kitchen with fitted kitchen units with space for a cooker. Door leading out to the back of the property (Off Dining Room)
- Toilet with Oil Boiler (Off Hall)
- Under stairs storage

First Floor:

- 3 no. bedrooms (off the hall)
- Bathroom incorporating WC, WHB, bath with shower attachment and shower screen (off the hall)

External:

- External enclosed yard

LEASE TERM: 3-year term. Residential status required: **Entitled.**

CAR PARKING: The property has **TWO** car parking space.

AVAILABILITY: Available for occupation from **1 January 2024**. The property has recently been fully redecorated.

RENTAL: **£ 1,800 per month** (£ 21,600 p/a) payable by Direct Debit only. The rental is reviewed annually and increased in line with the cost of living.

DEPOSIT: A deposit of **£ 1,800** is required to cover any breakages, losses and damage caused to the premises. This will be held in the "My deposits Jersey" Tenancy Deposit Scheme and will be returned to the Lessee at the termination of the Lease, subject to the condition of the property.

HEATING: Central heating throughout via oil boiler – The Parish is reviewing this and may change the boiler to electric in the future as part of the Parish commitment to the Climate emergency, but tenant will be given lots of notice.

SERVICES: In addition to the rent the Tenant will be responsible for Parish Rates, electricity (which will be transferred into the Tenant's name), oil for central heating and water charges.

VIEWING: If you wish to view, please contact Elizabeth Sheehan on 811841 or via email, Elizabeth.Sheehan@sthelier.je, to make arrangements. Please note restrictions:

Viewings are only available Monday to Friday (by appointment only) between: 9am and 4pm.

RENT SAFE SCHEME: This property has achieved 4-star rating as part of the Government of Jersey's "Rent Safe" Landlords Accreditation Scheme.



PARISH OF ST HELIER INFRASTRUCTURE

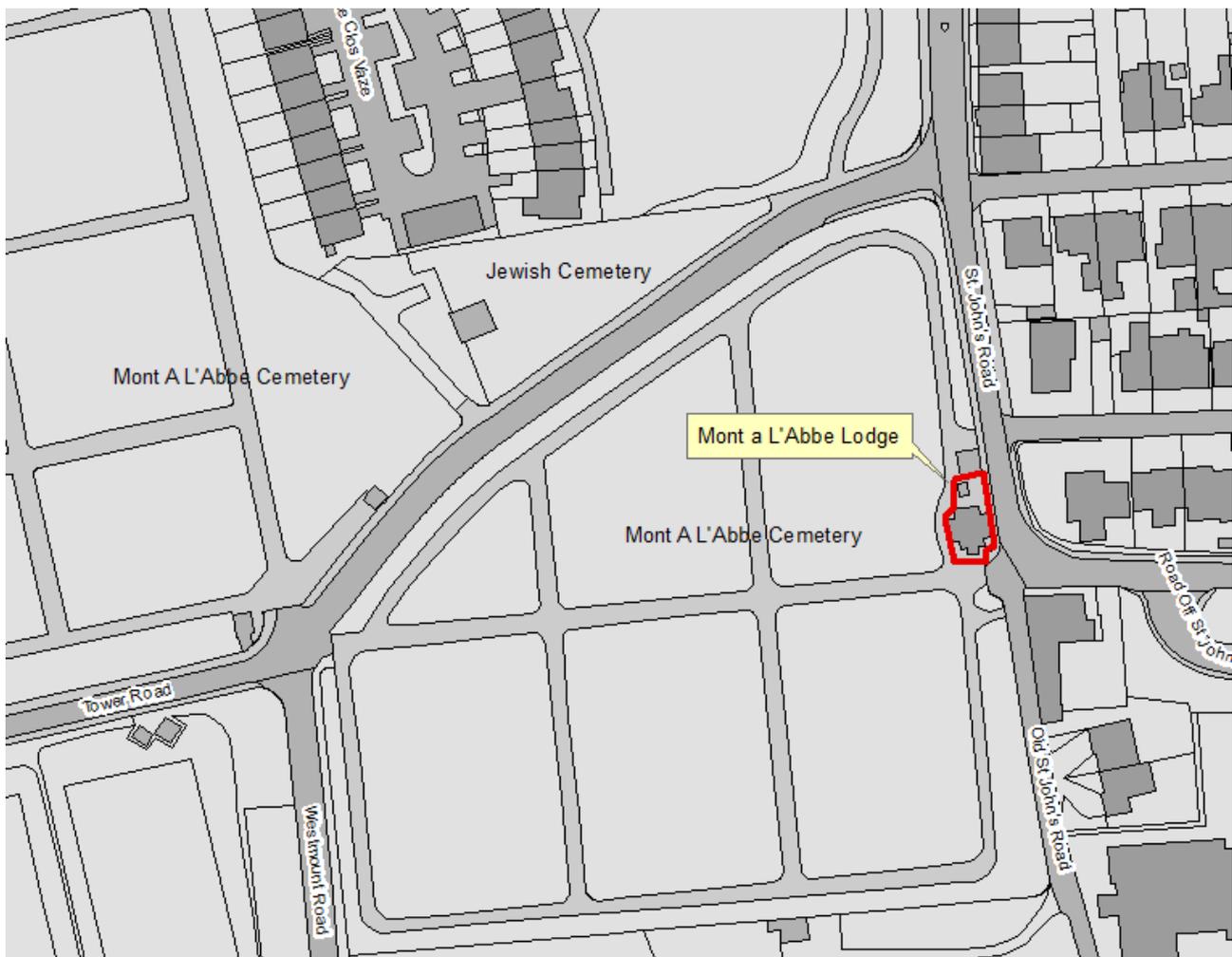
Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

Mont a L'Abbe Lodge, St John's Road
RENTAL PROPERTY AVAILABLE

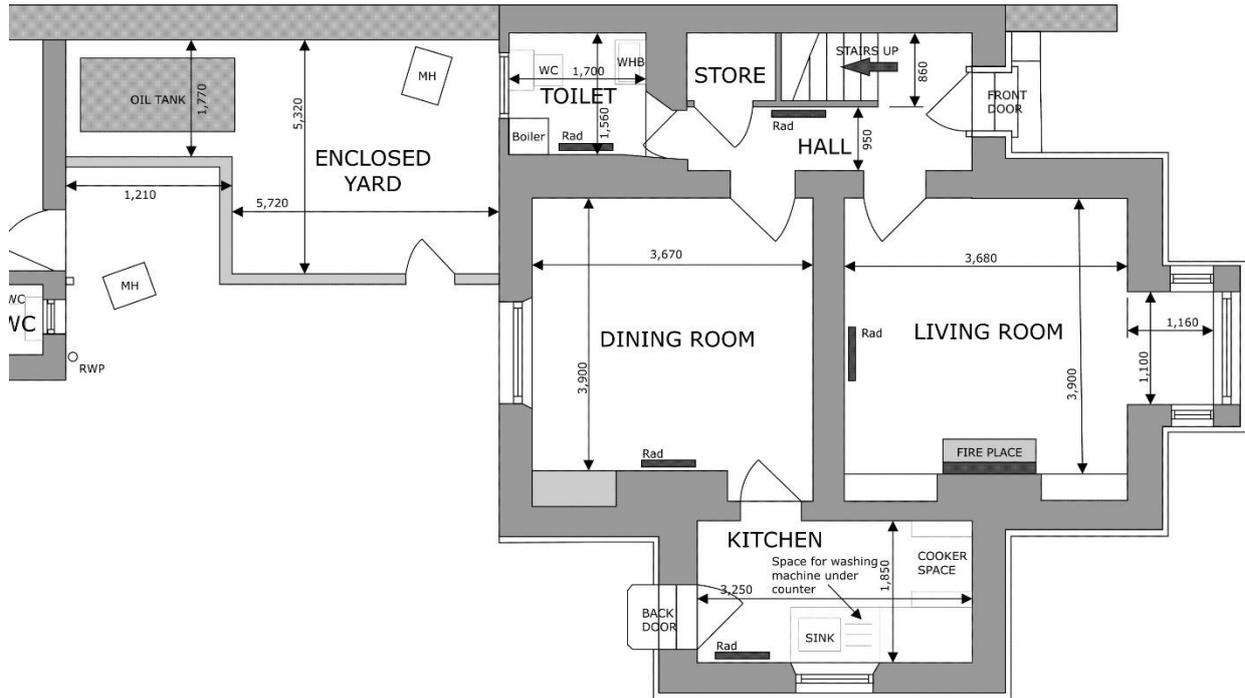
- CONDITIONS:**
- Noise is to be kept at respectable levels at all times, especially between 11pm and 6am – consideration must be given to the location of the property which is the gatehouse into the Mont a L'Abbe cemetery.
 - The Parish is not responsible for the existing or any new flooring, it will be for the tenant to maintain and replace if they wish.
 - Pets are at the Parish's discretion.
 - There is a requirement for the tenant to periodically check the cemetery and report any damage that is found.

EXPRESSIONS OF INTEREST TO BE SUBMITTED IN WRITING TO
Elizabeth.Sheehan@sthelier.je TEL: 811841

BY NO LATER THAN: 9am on Monday 12th February 2024

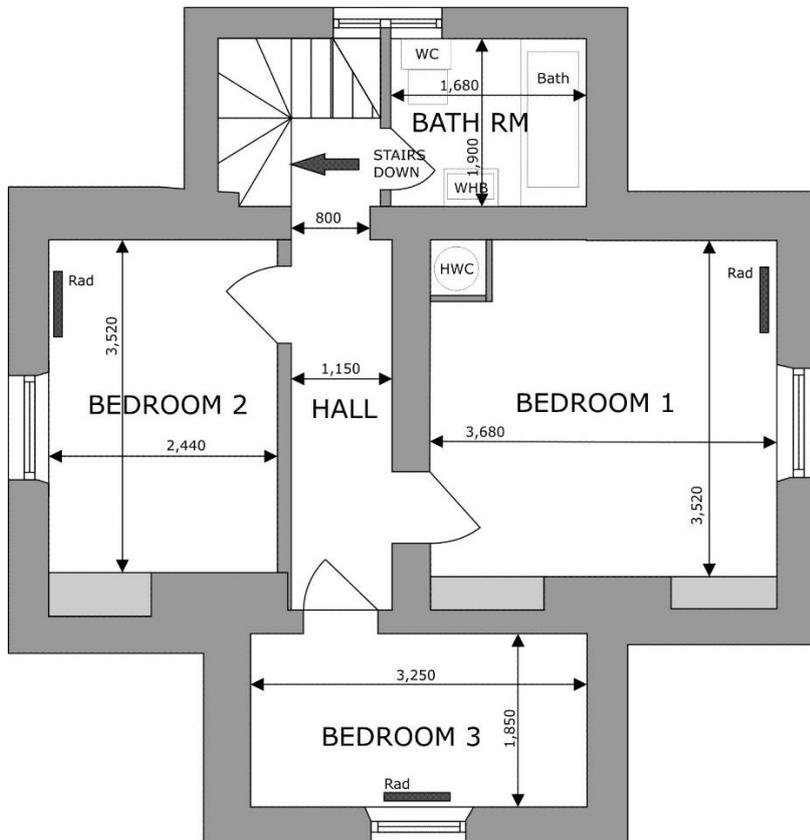


Site Plan



Ground Floor Plan

ALL DIMENSIONS INDICATED ARE FOR INFORMATION ONLY



First Floor Plan

ALL DIMENSIONS INDICATED ARE FOR INFORMATION ONLY



**PARISH OF ST HELIER
INFRASTRUCTURE**

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

Mont a L'Abbe Lodge, St John's Road
RENTAL PROPERTY AVAILABLE



External elevation



Kitchen



Living Room



Ground floor hall



Dining Room



Ground Floor toilet



Bathroom



Bedroom 1



**PARISH OF ST HELIER
INFRASTRUCTURE**

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

Mont a L'Abbe Lodge, St John's Road
RENTAL PROPERTY AVAILABLE



Bedroom 2



Bedroom 3



First Floor Hall