

# WESTMOUNT B104

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**685**

SQ FT

**£1,950 ST. HELIER**

ENTITLED/LICENSED. Livingroom is delighted to offer this fabulous first-floor two-bedroom apartment to the market. Situated within the prestigious and highly desirable Westmount development, this stunning 684 sq. ft apartment comprises superb reception space with two bedrooms, two bathrooms, and a generous balcony - perfect for entertaining. The epitome of modern 'easy living' throughout, this entirely lateral home has been carefully conceived with quality appliances and fixtures. This apartment also offers secure gated underground parking for one vehicle and access to the on-site gym and bike store, regret not suitable for pets. A haven in the heart of St. Helier. Available November 2025.



**LIVINGROOM**

The Channel Island Estate Agent















#### FIRST FLOOR APARTMENT

<b>Kitchen</b>	8'8 x 7'2
<b>Sitting room/dining room</b>	15'4 x 10'8
<b>Principle bedroom</b>	12'4 x 9'8
<b>En-suite bathroom</b>	7'2 x 6'2
<b>Bedroom two</b>	10'8 x 9'5
<b>Bathroom</b>	9'5 x 6'5

#### KEY FACTS

Immaculate first floor apartment  
Open plan kitchen/dining/sitting room  
South facing balcony  
Westmount apartment first floor with parking and South facing balcony  
Secure and dry bike store  
On-site gym  
Not suitable for pets  
Walk to work  
Monthly rent inclusive of service charges and parish rates  
Longer term lease preferred  
Available November 2025  
ENTITLED/LICENSED

#### SERVICES

Mains drains & water

#### HEATING

Electric heating

#### APPLIANCES

NEFF oven  
NEFF hob with extractor over  
Integrated fridge / freezer  
Integrated dishwasher  
Washer/dryer

#### ADDITIONAL INFORMATION

Block has lift access to all levels  
Bike store in under ground secure car park

#### INCLUSIONS

To include all items listed in the inventory/condition report

#### SCHOOL CATCHMENT

First Tower  
Haute Vallee

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These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

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**£1,950**



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