

W410, METROPOL WEST

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

723

SQ FT

4.1%

YIELD

POA ST. HELIER

Tenanted until October 2022. Livingroom is delighted to offer this stylish, purpose-built, top floor two-bedroom apartment situated within the recently constructed and sought after Metropol Development. Ideally located on the outskirts of town, Metropol West is perfectly placed for easy access to the bathing pool at Havre des Pas, Howard Davis Park and just a short stroll from St Helier. Contemporary in design with an open-plan kitchen/dining/sitting room, the neutral decoration extends to quality fixtures, fittings and flooring. This apartment also enjoys a West facing balcony with oblique sea views and views towards Fort Regent together with an undercover parking space. An immaculately presented property for an owner occupier or buy-to-let investor alike. Early viewing is highly recommended.



LIVINGROOM

The Channel Island Estate Agent











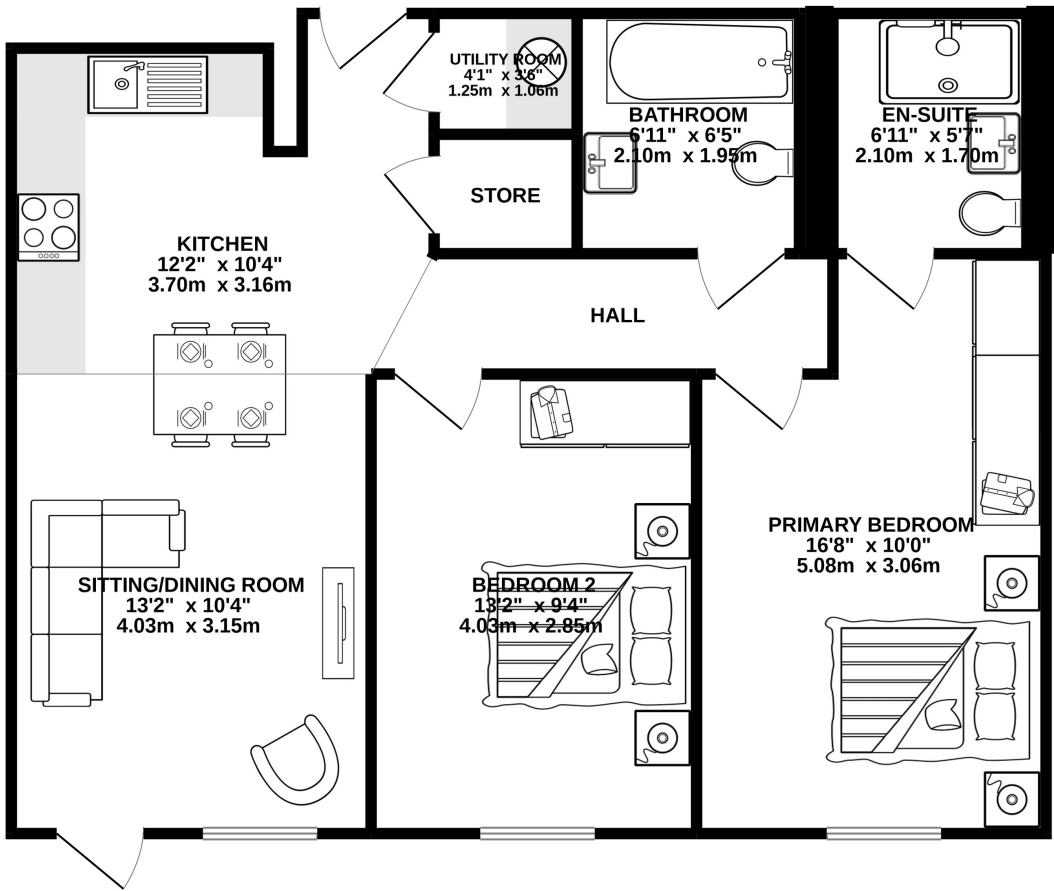








GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kitchen	12'2 x 10'4
Sitting/Dining Room	10'4 x 13'2
Store	4'1 x 3'5
Utility Room	4'1 x 3'6
Hall	13'3 x 3'5
Bedroom 2	9'4 x 13'2
Bathroom	6'5 x 6'11
Primary Bedroom	10'0 x 16'8
En-suite	5'7 x 6'11

KEY FACTS

Tenanted until October 2022
Two bedroom, two bathroom
Western block, top floor apartment
Purpose built development in 2018
West facing balcony
Secure underground parking
Cotemporary in design and decoration
Private and not overlooked

SERVICES

Mains drains
Mains water

HEATING

Electric wall mounted heating

APPLIANCES

Neff Single oven
Neff Hob
Neff Dishwasher
Neff fridge/freezer
Bosch washer/dryer
Neff extractor fan

SERVICE CHARGES

£687.00 per quarter including Sinking fund

SCHOOL CATCHMENT

Plat Douet
Le Rocquier

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.

POA



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