

W401 METROPOL WEST

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

694

SQ FT

4.0%

YIELD

POA ST. HELIER

SHARE TRANSFER: Livingroom is delighted to offer this stylish, purpose-built, top floor 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 living with all amenities close to hand. Contemporary in design with an open-plan kitchen/dining/sitting room, two bedrooms (one with an en-suite), a house bathroom, a utility cupboard and a store cupboard. Externally the property benefits a large balcony and one unground secure parking space. Whether you are looking for your next home or buy-to-let investment, for more information or to arrange a viewing please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com to avoid disappointment



LIVINGROOM

The Channel Island Estate Agent



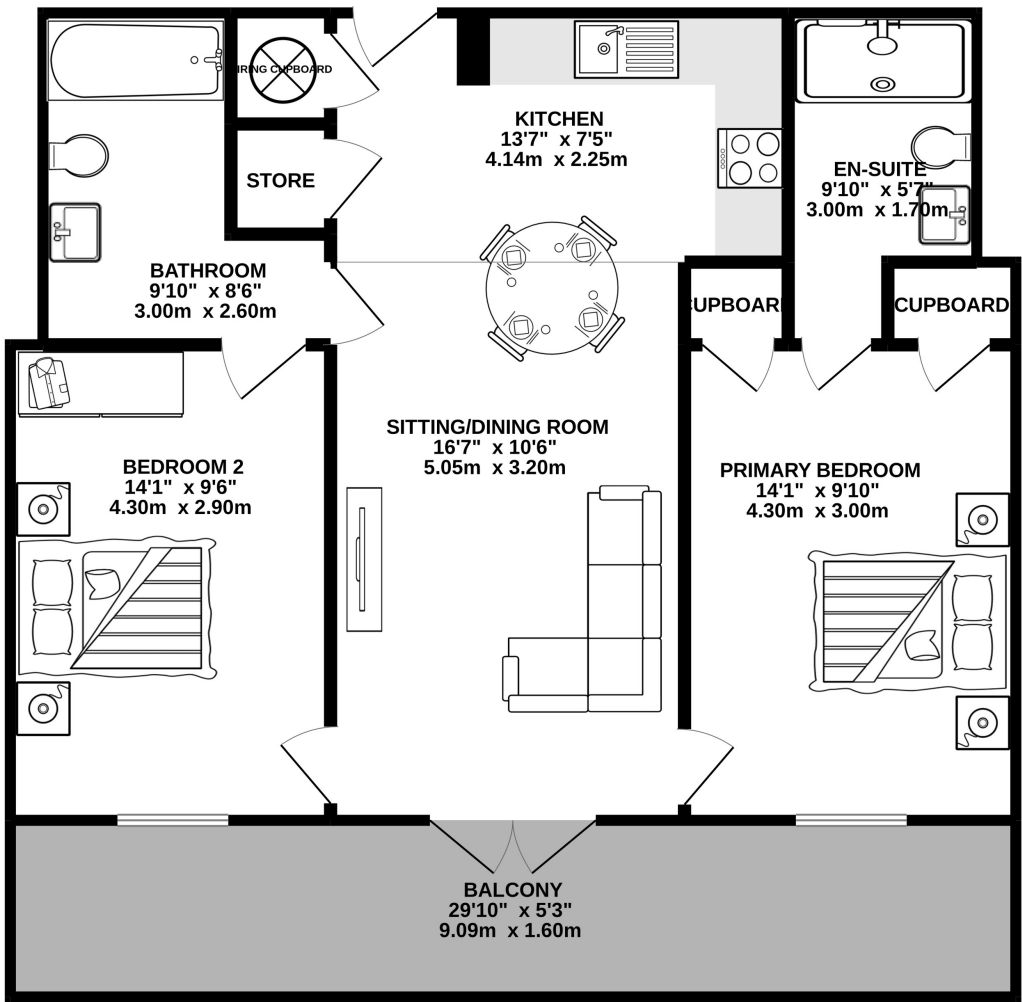








FOURTH FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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FOURTH FLOOR

Kitchen	13'7 x 7'5
Sitting/Dining Room	16'7 x 10'6
Primary Bedroom	14'1 x 9'10
En-suite	9'10 x 5'7
Bedroom Two	14'1 x 9'6
Bathroom	9'10 x 8'6
Balcony	29'10 x 5'3

KEY FACTS

Two bedrooms, two bathrooms
Underground secure parking for one vehicle
Top floor apartment
Open-plan kitchen, dining, sitting room
Walk in condition
Built in 2018

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout

SERVICE CHARGE

£698.74 per quarter (includes parish rates and parking)

MANAGING AGENT

Assured Property Management

APPLIANCES

As per inventory

POTENTIAL RENTAL INCOME

£2000 per month

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Springfield
Grainville

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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