

# MAGNOLIA HOUSE APT.10

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**933**

SQ FT

**4.6%**

YIELD

## POA ST. LAWRENCE

FLYING FREEHOLD; Livingroom is delighted to offer this stylish, purpose-built, ground-floor two-bedroom apartment situated within the sought-after Magnolia House Development. Ideally located on the outskirts of town, Magnolia House is ideally placed for easy access to the beach, restaurants, and just a short stroll from St. Helier. Contemporary in design with access to a balcony and communal space, the neutral decoration extends to quality fixtures, fittings and flooring. This apartment also enjoys two undercover tandem parking spaces with an external storage cupboard. This immaculately presented property would be suited to an owner-occupier or buy-to-let investor alike. Early viewing is highly recommended.



**LIVINGROOM**

The Channel Island Estate Agent









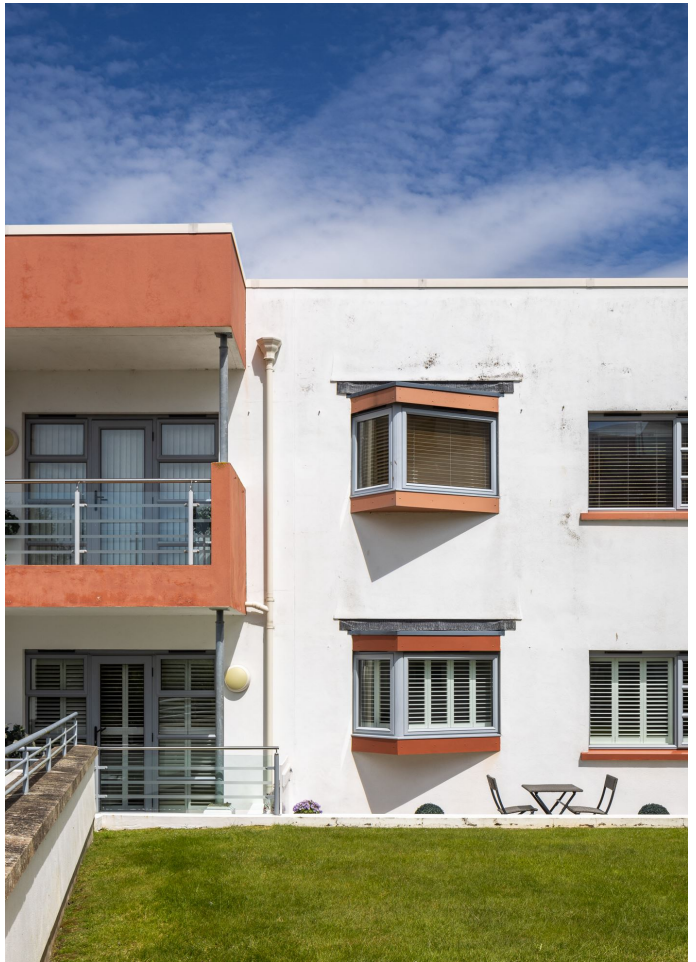






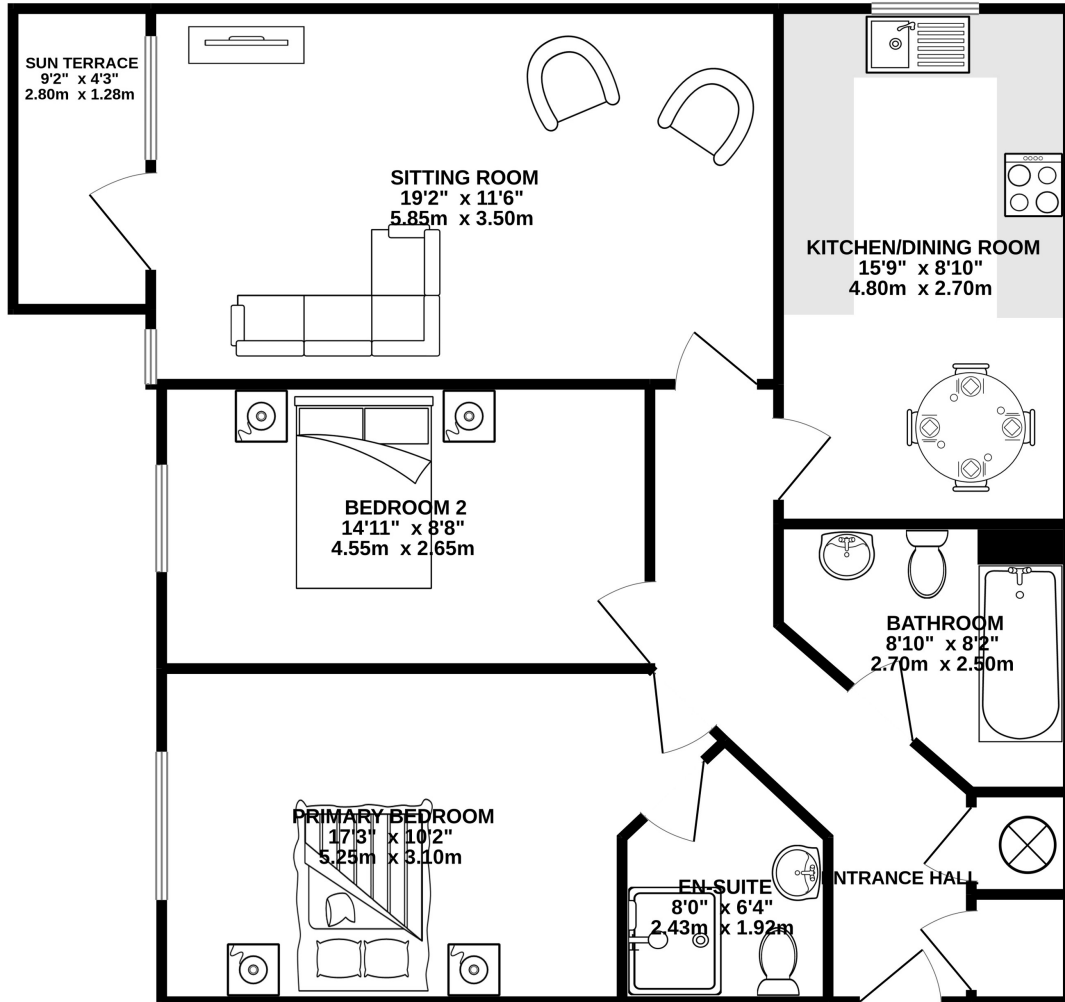








GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 933sq.ft. (86.7 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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**GROUND FLOOR APARTMENT**

<b>Entrance hall</b>	9'10 x 18'10
<b>Sitting Room</b>	19'2 x 11'6
<b>Kitchen/Dining Room</b>	8'10 x 15'9
<b>Primary Bedroom</b>	17'3 x 10'2
<b>En-suite</b>	6'4 x 8'0
<b>Bedroom Two</b>	14'11 x 8'8
<b>Bathroom</b>	8'10 x 8'2
<b>Sun Terrace</b>	4'3 x 9'2

**KEY FACTS**

A pristine ground floor purpose built apartment  
Two tandem underground parking spaces  
External store cupboard  
Balcony  
Communal garden area  
No restrictions  
Built in 2006  
Flying Freehold

**SERVICES**

Mains drains and water

**HEATING**

Electric boiler

**SERVICE CHARGE**

Block is managed by Rudwin Property Solutions

Monthly service charge £218 per month approximately

**POTENTIAL RENTAL INCOME**

£2,200 pcm

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Bel Royal  
Les Quennevais

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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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**POA**



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