

WESTMOUNT ONE, A303

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

795

SQ FT

3.7%

YIELD

£720,000 ST. HELIER

A rare opportunity to acquire a luxury, front-facing third-floor apartment in the prestigious Westmount development, within the premier No. One block. Designed for effortless modern living, this stylish lateral home has been finished to a high specification throughout, with quality fixtures, fittings and integrated appliances. The accommodation comprises two double bedrooms, two contemporary bathrooms, and a generous open-plan kitchen/dining/living area, all leading onto a full-length balcony. Enjoy panoramic views across People's Park and far-reaching sea views towards Elizabeth Castle, creating a superb backdrop for everyday living and entertaining. Further benefits include; secure, gated underground parking for two vehicles, access to an on-site residents' gym, communal bike storage, and access to roof gardens in blocks two and three. Perfectly positioned in the heart of St Helier, you have a wide choice of bars, restaurants and shops on your doorstep, with the park and beach just...



LIVINGROOM

The Channel Island Estate Agent



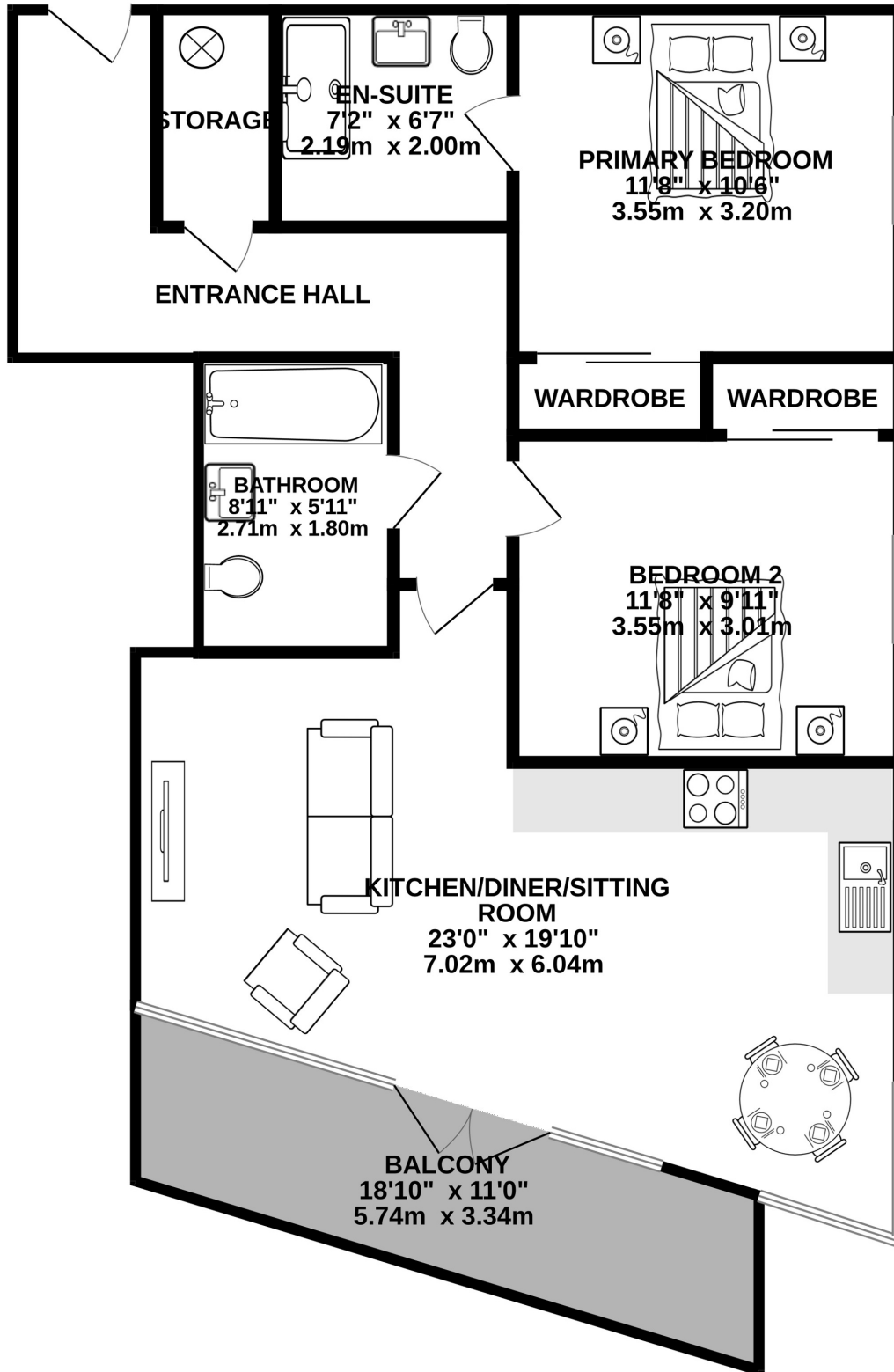








THIRD FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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.

THIRD FLOOR

Entrance Hall	15'1 x 17'4
Kitchen/Dining/Sitting Room	23'0 x 19'10
Balcony	18'10 x 11'0
Primary Bedroom	11'8 x 10'8
En-suite	7'2 x 6'7
Bedroom Two	11'8 x 9'11
Bathroom	5'11 x 8'11
Storage	3'7 x 6'7

KEY FACTS

Two bedrooms, two bathrooms
Communal gym and bike storage area
Low maintenance living
Presented in walk-in condition
Secure undercover parking for two vehicles
Short walk to St Helier town centre and the beach
Generously sized balcony with far reaching sea views
Communal roof gardens

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric wall mounted heaters

SERVICE CHARGE

£895.97 per quarter

TENURE

Share Transfer with leasehold element (circa 145 years remaining)

POTENTIAL RENTAL INCOME

£2,500 per month

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

First Tower
Haute Vallee

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.

£720,000



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