

WESTMOUNT ONE, A303

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

795

SQ FT

3.7%

YIELD

£720,000 ST. HELIER

INVESTORS ONLY (Tenant in situ) - This third-floor apartment is situated within the highly desirable Westmount development in block One, which has a high standard of finishes throughout. This hard-to-come-by property has a front-facing layout and comprises two double bedrooms, two bathrooms, an open plan kitchen/dining/sitting area and a full-length balcony with views of People's Park and sea views of Elizabeth Castle. The apartment also offers secure gated underground parking for two vehicles, and access to the on-site communal gym and bike storage area. In the heart of St. Helier, this property also offers an array of bars, restaurants and shops close to hand, plus the park and beach are just meters away. For more information or to arrange a viewing please call us on 01534 717100, alternatively email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent



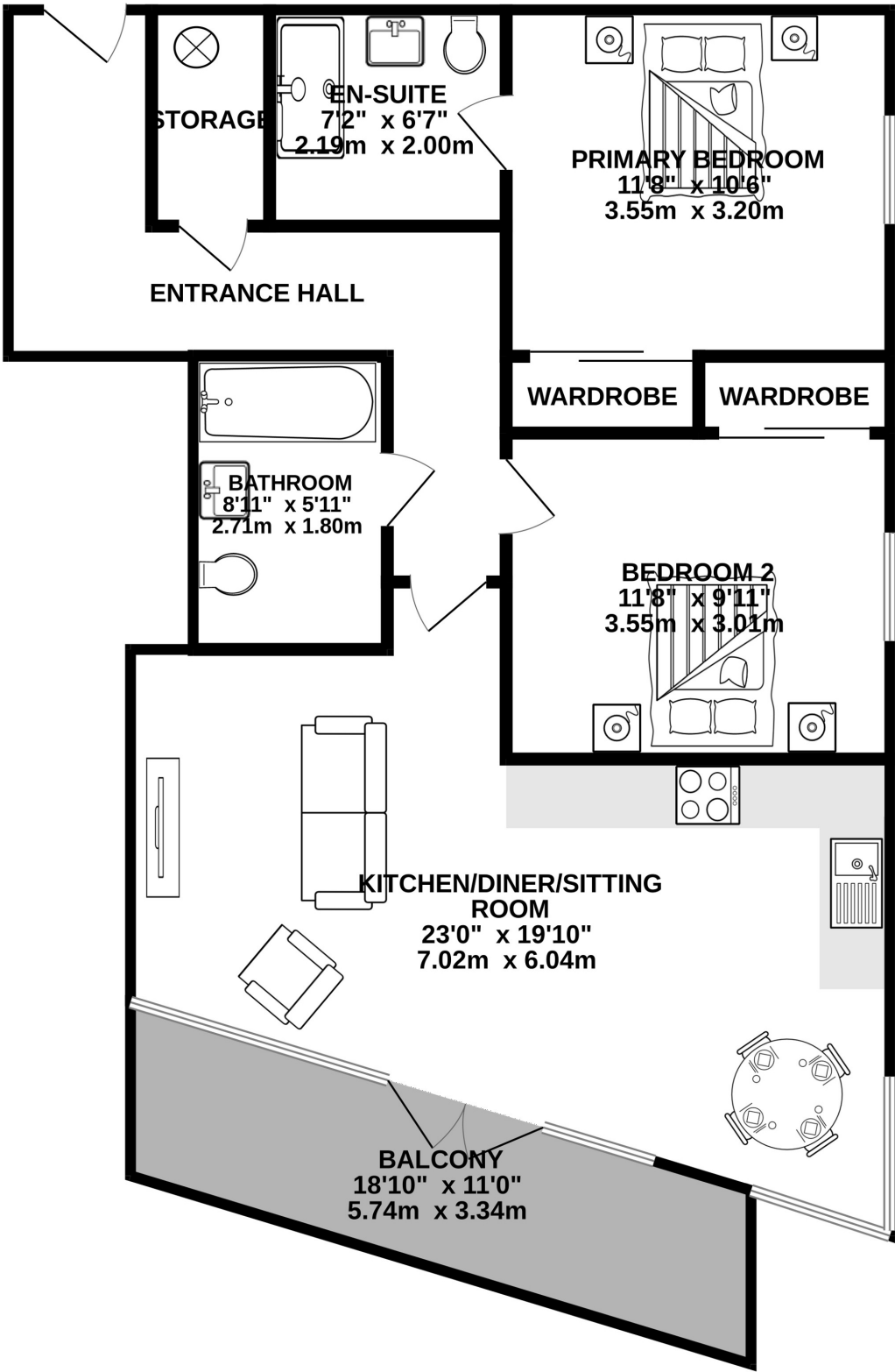








THIRD FLOOR
795 sq.ft. (73.9 sq.m.) approx.



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.
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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
Investors only (Tenant in situ) - Ideal buy-to-let investment
Secure undercover parking for two vehicles
Short walk to St Helier town centre and the beach
Generously sized balcony with far reaching sea views

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

£2,300 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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