

E408 HORIZON



2

BEDROOMS

2

BATHROOMS

740

SQ FT

6.0%

YIELD

£499,000 ST. HELIER

Livingroom is delighted to offer the opportunity to purchase a brand-new fourth-floor, 740 sq. ft two-bedroom apartment within the East building of the much-coveted Horizon development. Marking a major investment in the future of St. Helier's landscape, this landmark waterside development will be a vibrant and exciting new community for residents, businesses, and restaurants, comprising 280 luxury apartments - designed by Skidmore, Owings & Merrill LLP (SOM), the world's most awarded international architecture firm. The development includes one, two and three-bedroom apartments, with lift access - some of which include secure parking spaces within the basement. Marking a major investment in the future of St. Helier's landscape, this landmark waterside development will be a vibrant and exciting new community for residents, businesses, and restaurants. Underground parking for one vehicle. For more information, please call us on 01534 717100 to avoid disappointment.



LIVINGROOM
The Channel Island Estate Agent









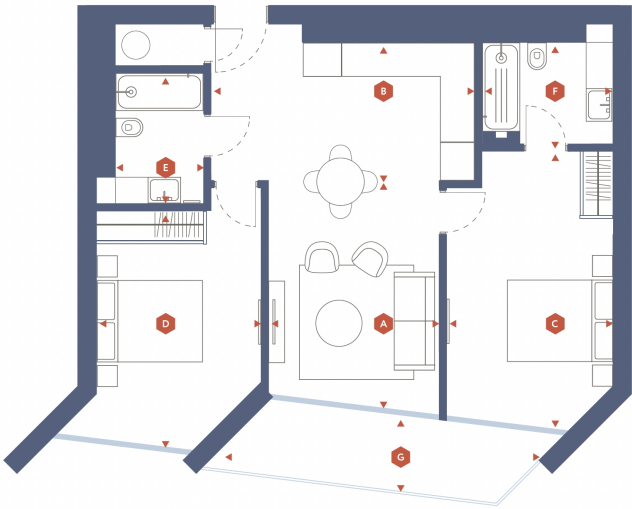












▼ Gross Internal Area

68.76m² / 739.86 ft²

▼ External Dimensions

7.86m² / 84.57 ft²

▼ Approximate Room Dimensions

A - W: 3.0 m / 9.8 ft	X L: 4.0 m / 13.1 ft
B - W: 4.7 m / 15.4 ft	X L: 2.5 m / 8.2 ft
C - W: 3.0 m / 9.8 ft	X L: 5.0 m / 16.4 ft
D - W: 3.0 m / 9.8 ft	X L: 4.0 m / 13.1 ft
E - W: 1.7 m / 5.5 ft	X L: 2.43 m / 8 ft
F - W: 2.4 m / 7.9 ft	X L: 1.8 m / 5.9 ft
G - W: 1.5 m / 4.9 ft	X L: 5.2 m / 17 ft

▼ Locator



FOURTH FLOOR

Kitchen/Dining/Sitting Room	13'8 x 24'1
Primary Bedroom	9'11 x 15'0
En-suite	7'11 x 6'6
Bathroom	5'7 x 8'0
Bedroom 2	10'0 x 15'5
Cupboard	5'7 x 1'11
Balcony	17'6 x 4'3

KEY FACTS

Newly constructed Horizon apartment
Balcony with marina and sea views
Two bedroom, two bathroom
Fourth floor with lift access
Fully equipped kitchen with Bosch appliances
Fitted wardrobes in both bedrooms
On site caretaker
Designated secure underground parking
Vacant, no forward chain

SERVICES

Mains water and drains services

HEATING

Electric wall mounted heaters

OTHER INFORMATION

Thermal and solar protected double glazing

POTENTIAL RENTAL INCOME

£2,500 pcm

SERVICE CHARGE

Estimated 2 bedroom: - £293.00 - £338.00PM (no A/C)

TENURE

Share Transfer

INCLUSIONS

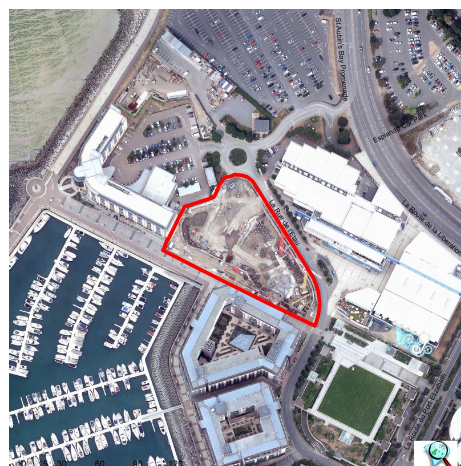
As per inventory

SCHOOL CATCHMENT

Rouge Bouillon
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.

£499,000



LIVINGROOM
The Channel Island Estate Agent