

S704 HORIZON

SOLE AGENT



1

BEDROOM

1

BATHROOM

480

SQ FT

4.6%

YIELD

£355,000 ST. HELIER

Livingroom is delighted to offer the opportunity to purchase this seventh-floor, 480 sq. ft one-bedroom apartment, which is currently tenanted and situated within the South building of the much-coveted Horizon development. Marking a major investment of St. Helier's landscape, this landmark waterside development is becoming a vibrant and exciting new community for residents, businesses, and restaurants - conveniently located right on your doorstep, such as Fenn & Co and the new Wine & Beer Bar 'Pablo's' just to mention a few, creating the perfect spaces for socialising with friends! 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. Please note this apartment does not come with parking, however there is the Waterfront underground car park and the...



LIVINGROOM

The Channel Island Estate Agent

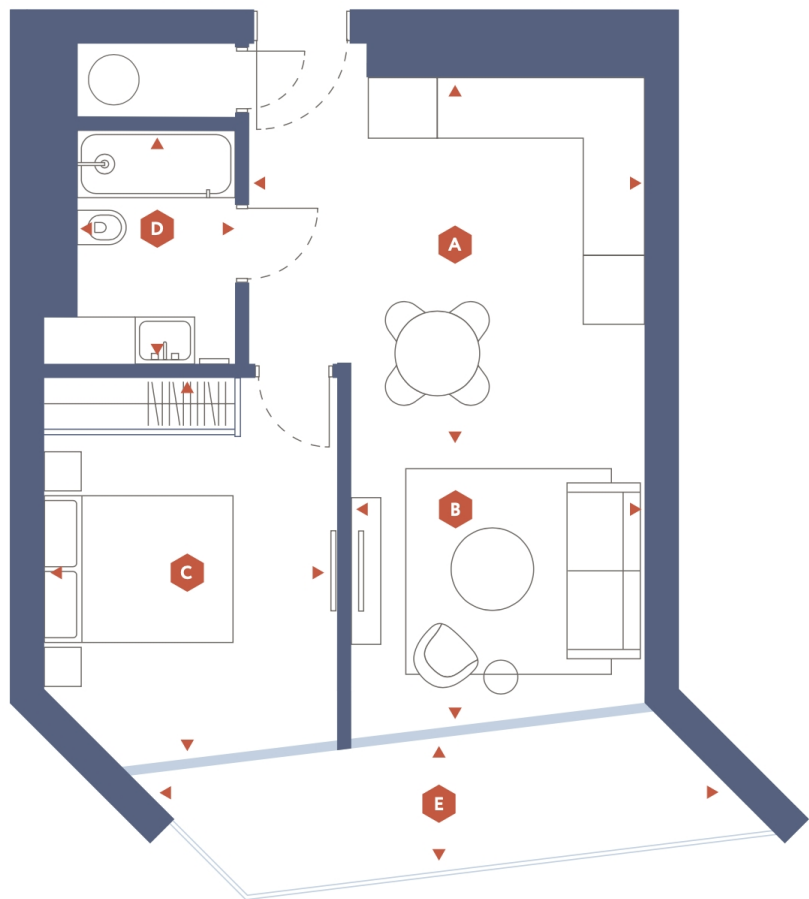












▼ Gross Internal Area

44.65m² / 480.43 ft²

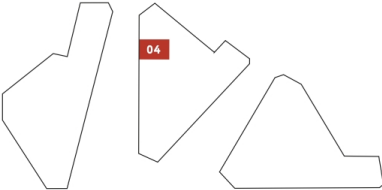
▼ External Dimensions

7.85m² / 84.5 ft²

▼ Approximate Room Dimensions

A	-	W: 4.1 m / 13 ft	X	L: 6.79 m / 22.3 ft
B	-	W: 3.09 m / 10.1 ft	X	L: 6.79 m / 22.3 ft
C	-	W: 3.09 m / 10.1 ft	X	L: 4.05 m / 13.3 ft
D	-	W: 2.4 m / 7.8 ft	X	L: 1.72 m / 5.6 ft
E	-	W: 1.81 m / 5.9 ft	X	L: 5.52 m / 18.1 ft

▼ Locator



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Horizon floor plans, layout plans and landscaping designs are for illustrative purposes only, and are not legally binding. Actual floor areas may vary, and all measurements are within a tolerance of +/-5%.

SEVENTH FLOOR

Kitchen/Dining Room	13'0 x 22'3
Sitting Room	10'1 x 22'3
Bedroom	10'1 x 13'3
Bathroom	7'8 x 5'6
Balcony	5'9 x 18'1

KEY FACTS

Fully equipped kitchen with Bosch appliances
 Newly constructed Horizon apartment
 Balcony with marina and sea views
 Seventh floor with lift access
 Close to all town amenities
 Available immediately

SERVICES

Mains drains and water

HEATING

Electric wall mounted heaters

OTHER INFORMATION

Thermal and solar protected double glazing

CURRENT RENTAL INCOME

£1,375.00 pcm

SERVICE CHARGE

£630.91 per quarter (no A/C)
 Managed by Maillards
 Pets allowed by arrangement

TENURE

Share Transfer

INCLUSIONS

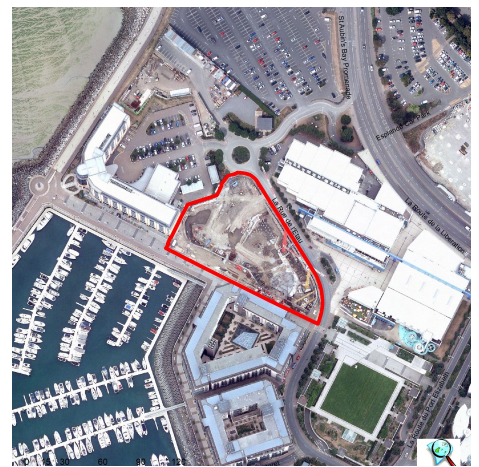
As per inventory

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.

£355,000



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