

15 BELMONT GARDENS

SOLE AGENT



2

BEDROOMS

1

BATHROOM

523

SQ FT

4.0%

YIELD

POA ST. HELIER

This brick-built terraced home is located in a central town location and offers a parking space. Although it is in need of modernisation, it presents a perfect alternative to a St. Helier apartment. The property also features a small courtyard garden. Within walking distance of all local amenities and schools. For more information or to arrange a viewing please contact us at jersey@livingroomproperty.com or call us on 01534 717100.



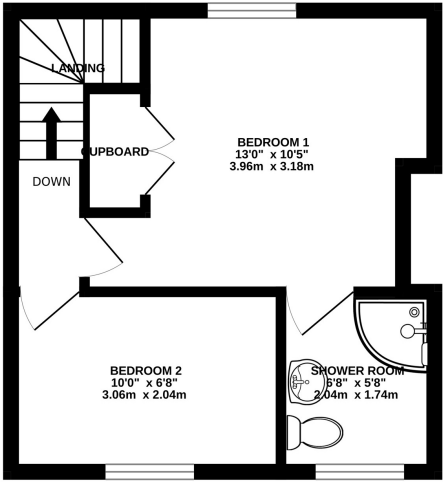
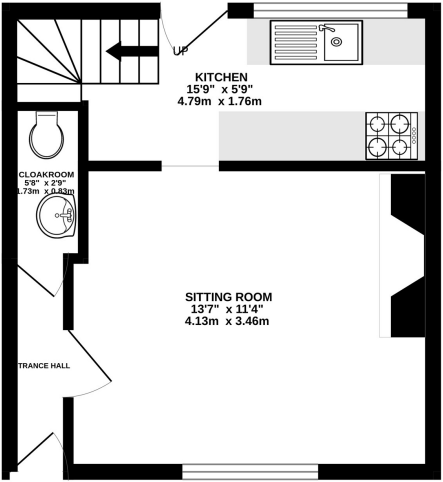
LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR
259 sq.ft. (24.1 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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

Hallway	2'2 x 7'11
Cloakroom	5'8 x 2'9
Sitting Room	13'7 x 11'4
Kitchen	15'9 x 5'9

FIRST FLOOR

Bedroom 1	13'0 x 10'5
Shower Room	6'8 x 5'8

KEY FACTS

Vacant possession
In need of modernisation
Central St Helier location near to local amenities
Designated parking space
Courtyard garden

Loft space

SERVICES

DRAINAGE

Mains drainage

HEATING

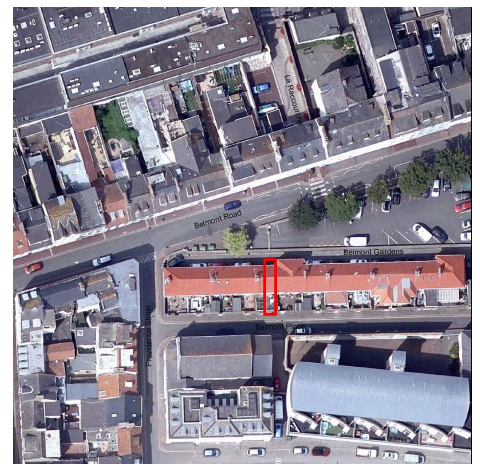
Electric wall mounted central heating

SCHOOL CATCHMENT

Springfield
Grainville

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.

POA



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