

SILVERTIDE APT.9



2

BEDROOMS

2

BATHROOMS

1,246

SQ FT

3.7%

YIELD

£655,000 ST. HELIER

Flying Freehold: Livingroom is delighted to offer this sea-front, two-bedroom duplex apartment. Desirably located at Havre des Pas, St. Helier. This property offers a welcoming entrance hall, a study, a cloakroom, and a large bright and airy kitchen with a balcony, following onto a separate utility room. You will also find a separate lounge/dining room which is south-facing, offering superb sea views from not only the lounge but also from the added bonus of a second balcony. Upstairs comprises two double bedrooms, both with en-suites and the primary offering a walk-in wardrobe. Externally the property boasts one under-cover parking space, private beach access, use of the communal terrace and communal store. The perfect property for beach lovers or to get onto the property ladder! For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM
The Channel Island Estate Agent



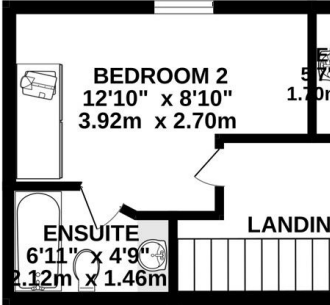
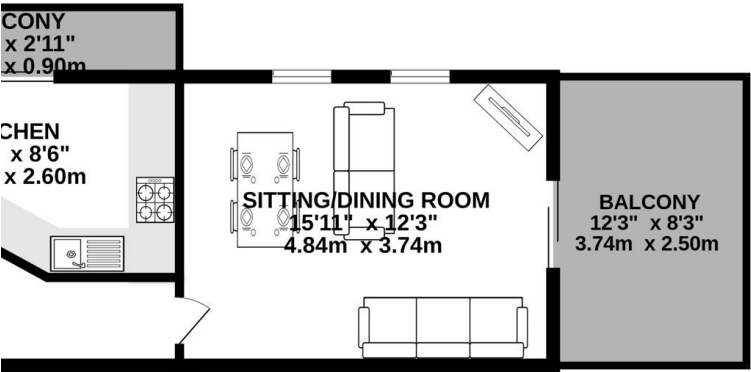






FIRST FLOOR
sq.ft. (48.2 sq.m.) approx.

SECON
404 sq.ft. (3



TOTAL FLOOR AREA : 1246sq.ft. (115.8 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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FIRST FLOOR

Sitting/Dining Room	15'11 x 12'3
Kitchen	14'4 x 8'6
Utility Room	5'8 x 4'2
Study	5'8 x 4'11
Cloakroom	5'8 x 3'0

SECOND FLOOR

Primary Bedroom	15'11 x 8'10
Ensuite	5'7 x 3'10
Bedroom Two	12'10 x 8'10
Ensuite	6'11 x 4'9

KEY FACTS

Two en-suite bathrooms plus a cloakroom
Two bedroom duplex apartment
Communal sun terrace and store
One under cover parking space
Two balconies with sea views
Private beach access

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout

SERVICE CHARGE

£130pcm

MANAGING AGENT

Rudwin management

PARKING

One undercover space, No4

TENURE

Flying freehold

POTENTIAL RENTAL INCOME

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Luke
Le Rocquier

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.

£655,000



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