# **APARTMENT 9, THE VAULT**



BEDROOM

BATHROOM

**733** 

**4.0%** 

# POA ST. HELIER

733 sq. ft second floor apartment comprising entrance hall, internal store/utility, kitchen/sitting/dining room, primary double bedroom, bathroom, an external store and a private terrace. The Vault is a high-quality development, offering an exceptional opportunity for not only professional individuals but also first-time buyers and investors. The interiors have been designed with the use of Scandinavian tones and quality contrasting dark fixtures and fittings, providing a blank canvas for purchasers to add their style to the spaces. There is lift access to all floors and level surrounding street access, ensuring this development can cater for all. Please note there is no parking although spaces are available nearby alternatively you can apply for residents parking.





WE'RE AWAITING APARTMENT SPECIFIC PHOTOGRAPHY,
SO HERE'S A GLIMPSE AT AN IDENTICAL LAYOUT
FROM THE FLOOR BELOW - SOME WINDOW DETAILS DIFFER
PLEASE TALK TO OUR AGENTS WHO WILL BE HAPPY
TO DISCUSS THIS WITH YOU.

LIVINGROOM







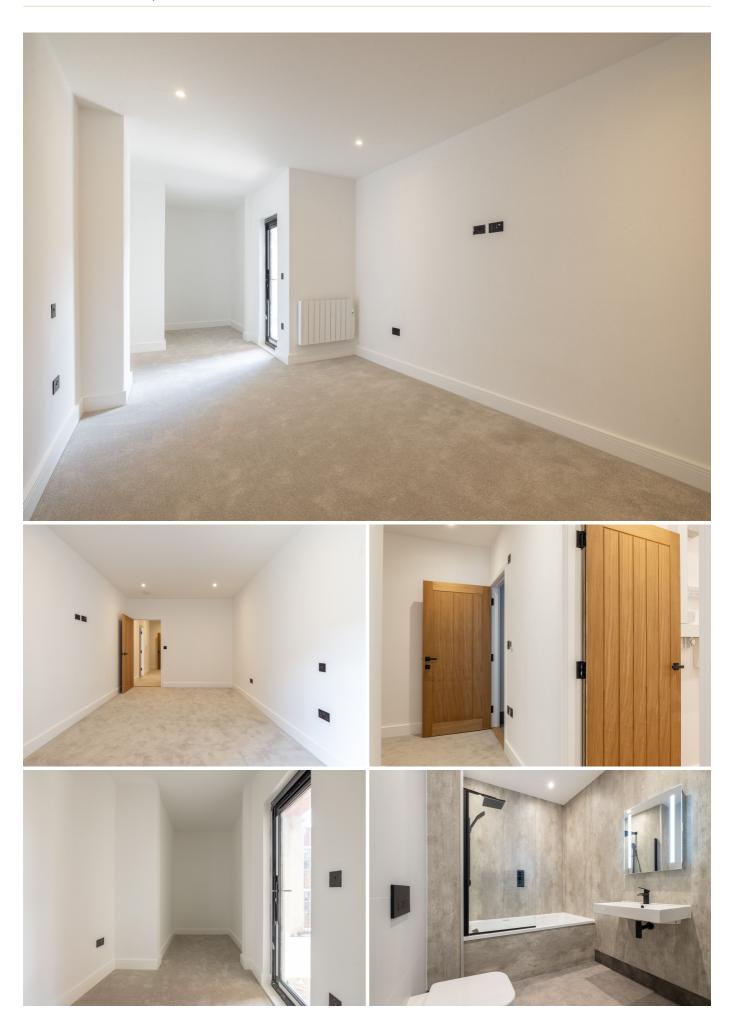
















"MAKING A FEATURE OF THE MARBLE LINED STAIRWELL IS A REALLY NICE TOUCH."

LIVINGROOM







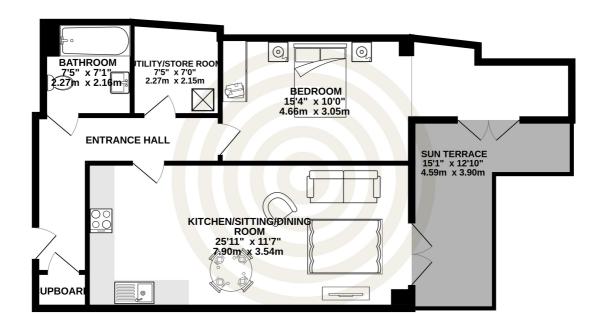








SECOND FLOOR 733 sq.ft. (68.1 sq.m.) approx.



#### SECOND FLOOR

#### **Entrance Hall** 14'9 x 12'6 Kitchen/Sitting/Dining 25'11 x 11'7 Room Sun Terrace 12'10 x 15'1 **Bedroom** 15'4 x 10'0 **Bathroom** 7′1 x 7′5 Utility/Store Room 7'0 x 7'5

#### **KEY FACTS**

All amenities within walking distance

One bedroom, one bathroom

Brand new development

Ideal lock up and leave

Available immediately

External store

Private terrace

Walk to work

Lift access

No parking

#### **SERVICES**

Mains water

Mains drains

#### **HEATING**

Electric wall mounted heaters throughout

Underfloor heating in the bathroom

#### **TENURE**

Share Transfer

#### MANAGING AGENT

Rudwin Property Management

#### SERVICE CHARGE

£122.21 pcm

#### POTENTIAL RENTAL INCOME

£1450 pcm

# INTERNAL SPECIFICATIONS AND

**FINISHES** 

#### KITCHEN/LOUNGE

Amtico sun bleached oak flooring

Integrated Samsung appliances

Modern design for town living with the use of light colours

and light timber finishes provides the ultimate urban look

### **BATHROOM**

## **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.

## POA



