

SUNDOWNE APT.1

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

823

SQ FT

3.7%

YIELD

POA ST. HELIER

SHARE TRANSFER - Livingroom is delighted to offer this ground-floor apartment with outside space conveniently located in St. Helier. The 823 sq. ft apartment comprises superb open-plan reception space which flows onto the South-West facing patio area, perfect for entertaining and al fresco dining. Furthermore, the property offers two bedrooms, and two bathrooms (one being en-suite). The epitome of modern 'easy living' throughout, this entirely lateral home has been carefully conceived with quality appliances and fixtures. This apartment also offers one parking space. The perfect property for an investment 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





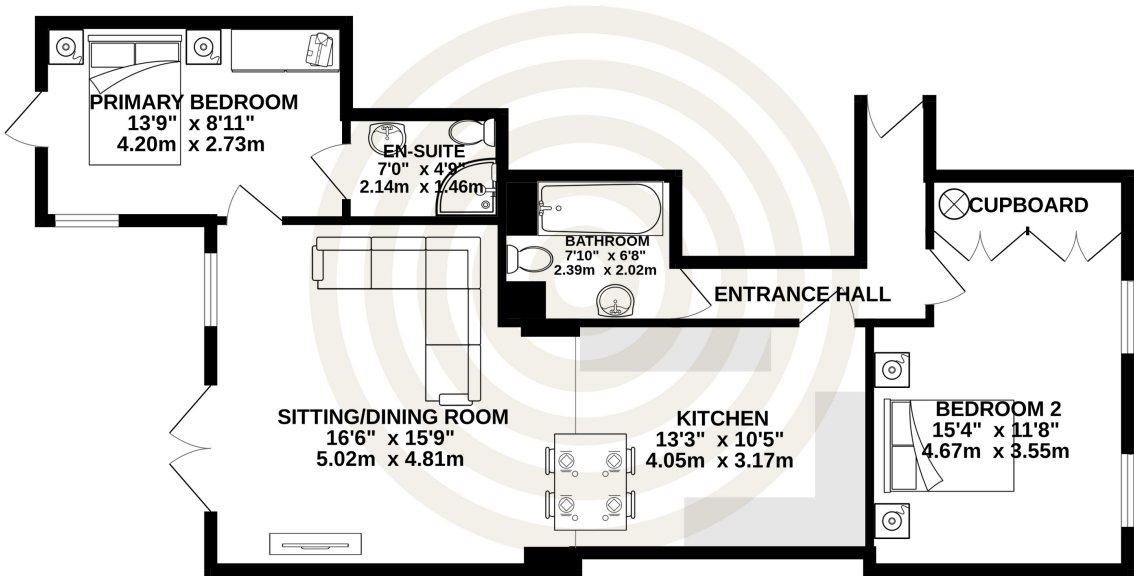








GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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.
Made with Metropix ©2023

GROUND FLOOR

Entrance Hall	11'6 x 10'0
Kitchen	13'3 x 10'5
Sitting/Dining Room	16'6 x 15'9
Primary Bedroom	13'9 x 8'11
En-suite	7'0 x 4'9
Bedroom Two	11'8 x 15'4
Bathroom	7'10 x 6'8

KEY FACTS

Two bedrooms, two bathrooms
One designated parking space
Ideal lock up and leave
Private patio area
Walk to work
Ground floor

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters
throughout

SERVICE CHARGE

£72 pcm

TENURE

Share Transfer

POTENTIAL RENTAL INCOME

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Janvrin
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



LIVINGROOM
The Channel Island Estate Agent