

# Millais House, Castle Quay Apt.B513

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**624**

SQ FT

**4.3%**

YIELD

---

## POA ST. HELIER

SHARE TRANSFER. A fantastic, fifth-floor apartment situated within the highly desirable Castle Quay development. This waterfront destination offers a fusion of unrivalled lifestyle and leisure opportunities whilst also within easy walking distance of The International Finance Centre and St. Helier town centre. This bright and airy corner apartment comprises a spacious open-plan kitchen/sitting room/dining area with far-reaching views over the park, a separate utility room, and two double bedrooms with built-in double wardrobes in the primary bedroom and house bathroom. Secure underground parking for one vehicle and lift access to all floors complete this very desirable property. Whether you are looking for your first step onto the property ladder or a buy-to-let investment property this is an opportunity not to be missed! For more information or to arrange a viewing please call us on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



**LIVINGROOM**

The Channel Island Estate Agent

---







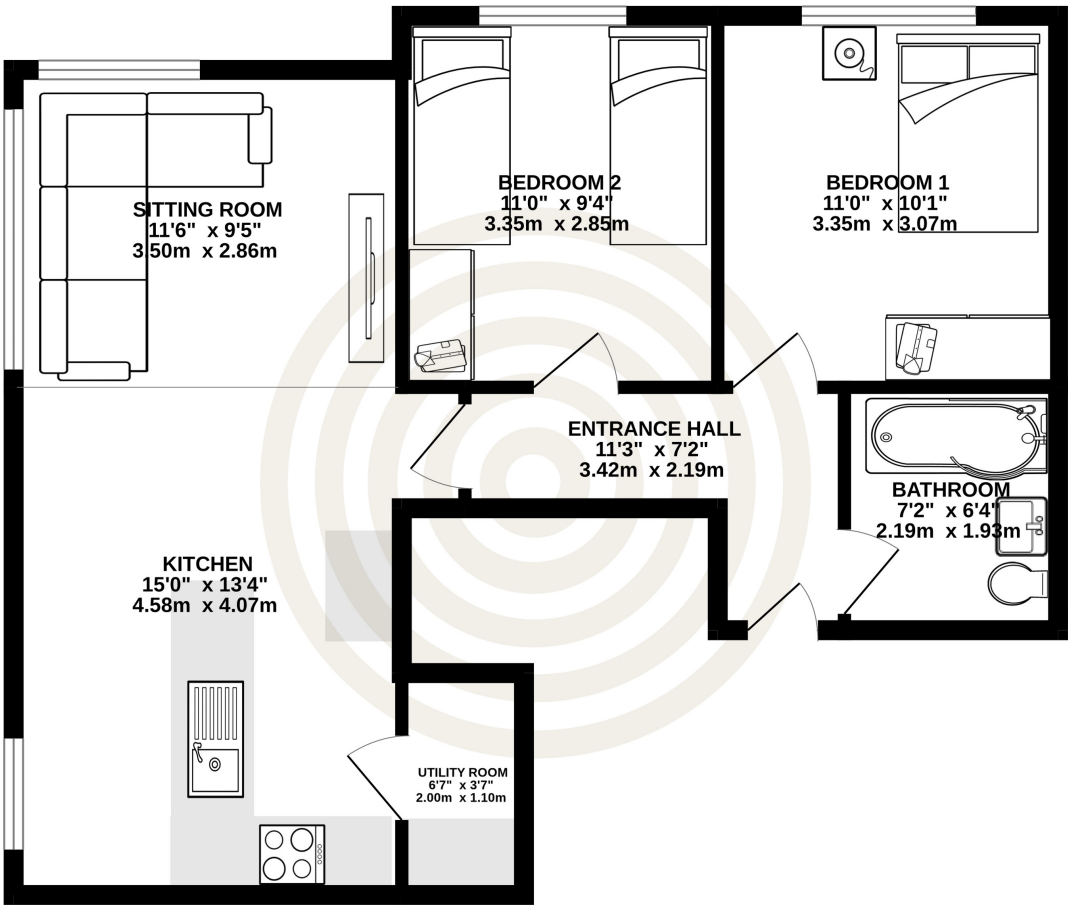








FIFTH FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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



**Hallway**

**Bathroom**

**Primary Bedroom**

**Bedroom two**

**Utility room**

**Kitchen/dining/sitting  
room**

**KEY FACTS**

Two bedrooms, one bathroom

Fifth floor with lift access

Elevated park and town views

Spacious open plan  
kitchen/dining/sitting room

Separate utility room

Corner apartment

Secure undercover parking for one  
vehicle

Ideal lock up & leave property

Close to the marina and finance centre

**SERVICES**

Mains drainage & water services

**HEATING**

Electric heating throughout

**APPLIANCES**

Miele electric oven

Miele electric hob & extractor

Miele fridge/freezer

Miele dishwasher

Miele microwave

Miele coffee machine

**SERVICE CHARGE**

£3,527.92 per annum

**POTENTIAL RENTAL INCOME**

£1,800 per month

**TENURE**

Share transfer

**OTHER INFORMATION**

Air conditioning/heating in lounge and  
main bedroom

**INCLUSIONS**

As per inventory

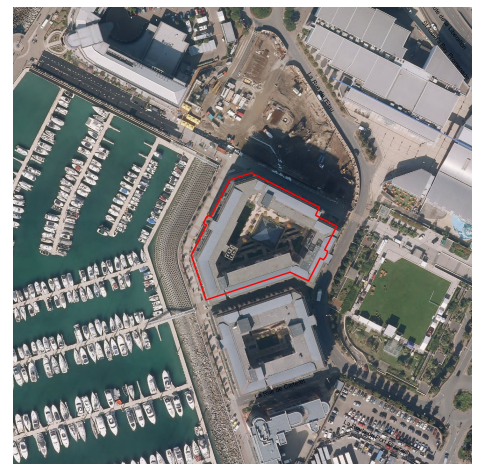
**SCHOOL CATCHMENT**

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**



**LIVINGROOM**  
The Channel Island Estate Agent