

# 11 HILARY STREET APT.4



**1**

BEDROOM

**1**

BATHROOM

**521**

SQ FT

**4.4%**

YIELD

**£300,000 ST. HELIER**

FLYING FREEHOLD; Situated in the heart of St. Helier, this newly refurbished first-floor apartment is one of just five in the building with the added benefit of an internal private store room and use of a communal courtyard garden with a bike rack. The accommodation provides a fitted kitchen separate dining/sitting room, bedroom with fitted wardrobes and a bathroom. A perfect step on the property ladder. 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



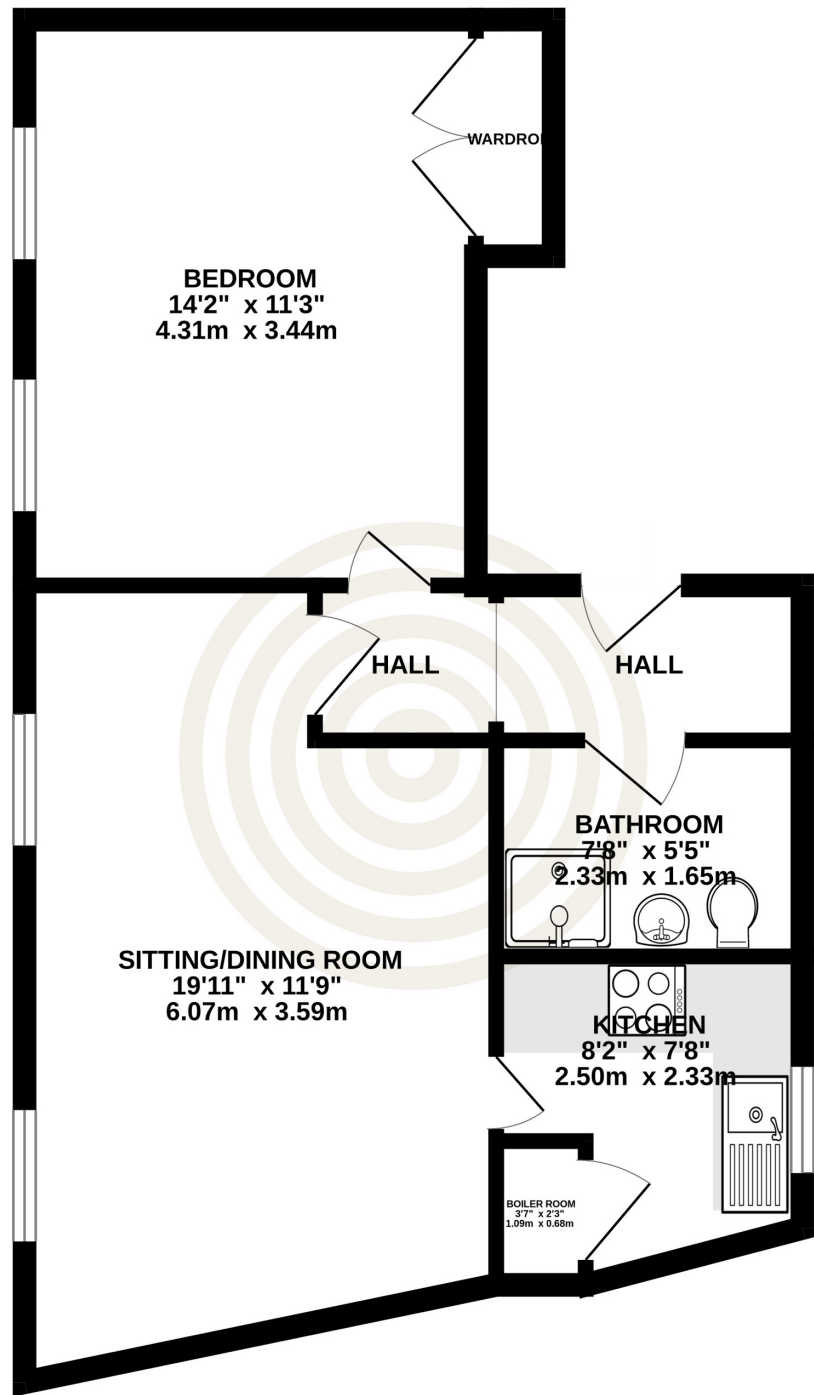








FIRST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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 not 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.

#### KEY FACTS

Centrally located in the heart of St. Helier

Newly refurbished

One of just five properties in the development

Communal courtyard garden with bike racks

Private internal store room

Ideal first step on the property ladder

Bright and airy

#### SERVICES

Mains water

Mains drainage

#### HEATING

Electric wall mounted radiators

#### PARKING

Regret no parking included

#### APPLIANCES

AEG oven, hob and extractor

AEG fridge/freezer

AEG washing machine

#### INCLUSIONS

As per inventory

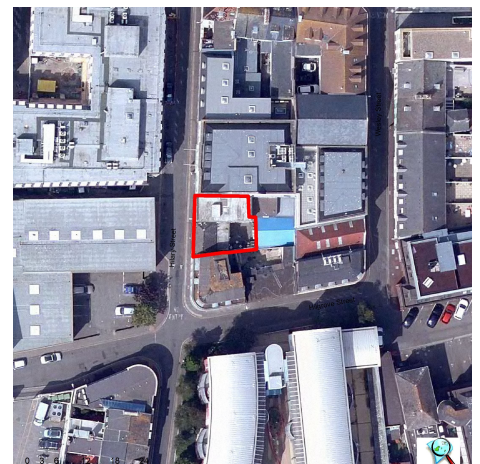
#### SCHOOL CATCHMENT

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.

**£300,000**



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