

2, THE FOLD



2

BEDROOMS

1

BATHROOM

514

SQ FT

4.1%

YIELD

POA ST. HELIER

Welcome to our exclusive apartment situated in a newly constructed building comprising only three residences, each meticulously crafted with a unique blend of Japanese and Scandinavian aesthetics. As you enter through the first-floor entrance, you'll be greeted by a stunning open-plan living space, thoughtfully designed to seamlessly blend modern elegance with functionality. Access to a private balcony provides a perfect spot for relaxation or entertaining guests. Located in the heart of the town center, residents enjoy unparalleled convenience with easy access to amenities, dining, and entertainment options. For those embracing an active lifestyle, a communal bike rack mount is available, promoting eco-friendly transportation choices. This meticulously designed apartment is available immediately, offering a rare opportunity to experience luxurious living in a prime location. Don't miss out on the chance to make this exquisite apartment your new home. Contact us today to schedule a...



LIVINGROOM

The Channel Island Estate Agent



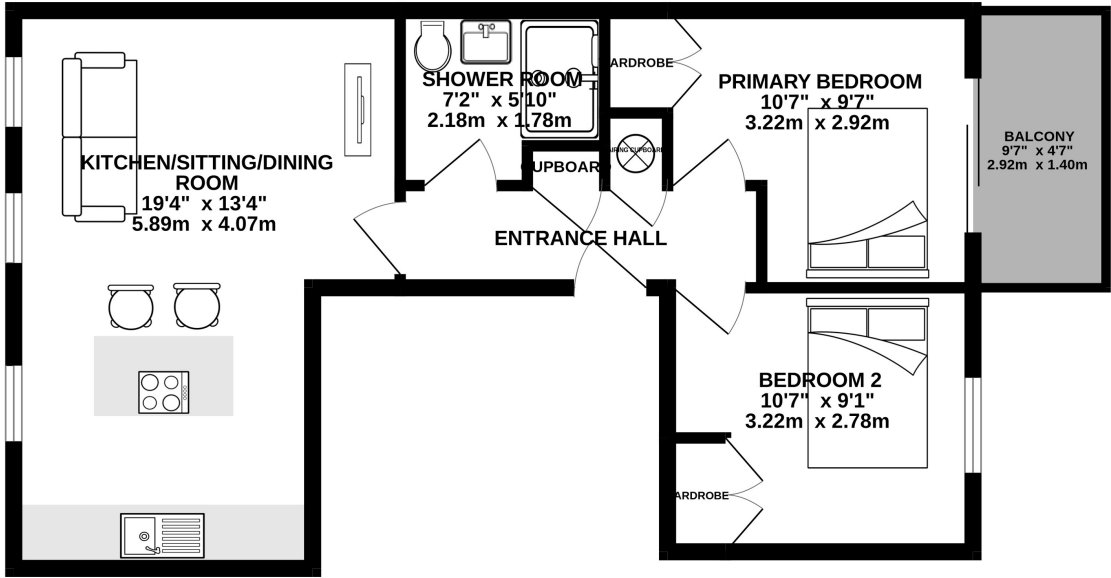








FIRST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.8 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

Entrance Hall	12'6 x 3'6
Kitchen/Sitting/Dining Room	19'4 x 13'4
Primary Bedroom	9'7 x 10'7
Balcony	9'7 x 4'7
Bedroom Two	10'7 x 9'1
Shower Room	7'2 x 5'10

KEY FACTS

New build using blend of Japanese and Scandinavian aesthetics
Small development of only 3 apartments
First floor entrance to apartment
Stunning open plan living space
Balcony access from primary bedroom
Town centre location
Bike rack mount in communal area
Available immediately

SERVICES

Mains drains and water

HEATING

Electric underfloor heating throughout

APPLIANCES

NEFF Appliances

SERVICE CHARGE

No Managing Agent appointed as yet
Estimated at £100pcm to cover insurance,
Communal electric, sprinkler maintenance, sinking fund

ADDITIONAL INFORMATION

No parking available with this apartment
Both bedrooms have fitted wardrobe space
Newly built in 2023

TENURE

Flying Freehold

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



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