

# 3, THE FOLD



**2**

BEDROOMS

**1**

BATHROOM

**599**

SQ FT

**4.0%**

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, stairs lead you to the main landing entering into a stunning open-plan living space, thoughtfully designed to seamlessly blend modern elegance with functionality. Access on the upper level again provides access to a roof top terrace with modern glass roof/door access, 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...



**LIVINGROOM**

The Channel Island Estate Agent













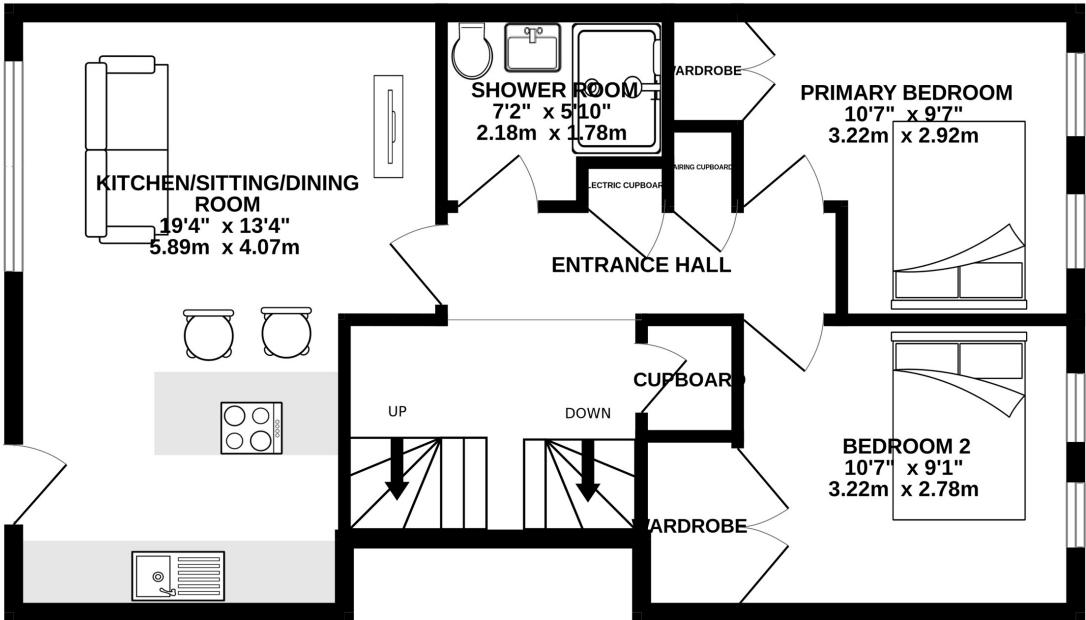




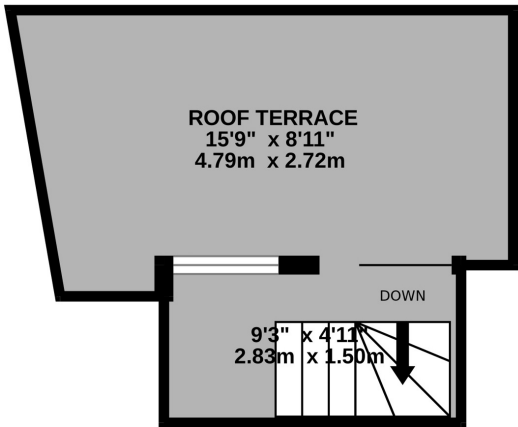




SECOND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



THIRD FLOOR  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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## SECOND FLOOR

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

## THRID FLOOR

Roof Terrace	15'9 x 8'11
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## 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  
 Roof top terrace with electronic glass roof for access  
 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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