# M4 THE SOANE

SOLE AGENT




**1**
BEDROOM

**1**
BATHROOM

## £1,550 **ST. HELIER**

ENTITLED/LICENSED. Livingroom is delighted to introduce this modern apartment situated on the ground floor of The Soane development. This property comprises an entrance hall with a utility cupboard with a washer/dryer, an open plan kitchen with fitted appliances/sitting room with access to a private patio. Double bedroom with fitted wardrobes and bathroom. Externally a private patio area. Centrally located within a stroll of St. Helier and amenities, this is an opportunity not to be missed. Regret is not suitable for pets. Available immediately.

LIVINGROOM
The Channel Island Estate Agent


THE SOANE


Post Room


























THE SOANE

| | |
|---|---|
| **Hall** | |
| **Kitchen/sitting room** | 24'0 x 15'0 |
| **Bedroom** | 12'0 x 11.0 |
| **Bathroom** | 7'5 x 7'4 |

## KEY FACTS

Ground floor apartment within The Soane development

Within a short stroll of the town centre

Open plan fully fitted kitchen/sitting room

Double bedroom with fitted wardrobes

Private patio area

Regret is not suitable for pets

Available immediately

ENTITLED/LICENSED

## SERVICES

Mains water and drainage

## HEATING

Electric heating throughout

Underfloor heating in the bathroom

## APPLIANCES

Neff oven, hob and extractor

Neff fridge/freezer

Neff dishwasher

Neff microwave

Candy washer/dryer

## INCLUSIONS

To include all items listed in the inventory/condition report

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.

## £1,550

