

# 16 HILARY STREET APT.12



**2**

BEDROOMS

**2**

BATHROOMS

**691**

SQ FT

**4.0%**

YIELD

**£485,000 ST. HELIER**

FLYING FREEHOLD - Livingroom is delighted to offer this fabulous first-floor two-bedroom apartment to the market. Situated within the prestigious new Hilary Street development in the centre of St. Helier newly built in 2021, adjacent to the iconic West Centre and the famed bronze Jersey Cows boasting culinary, lifestyle, and practical amenities. This stunning 691 sq. ft apartment comprises superb reception space with two bedrooms two bathrooms and a generous balcony - perfect for entertaining. The epitome of modern 'easy living' throughout, this entirely lateral home has been carefully conceived with quality appliances and fixtures. Regret no parking with this apartment, however, a dedicated EVie BMW i3 is available in the car park for the exclusive use of 16 Hilary Street residents at a 50% discount. A haven in the heart of St. Helier. Call the sales team at Livingroom on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) for more information.



**LIVINGROOM**  
The Channel Island Estate Agent















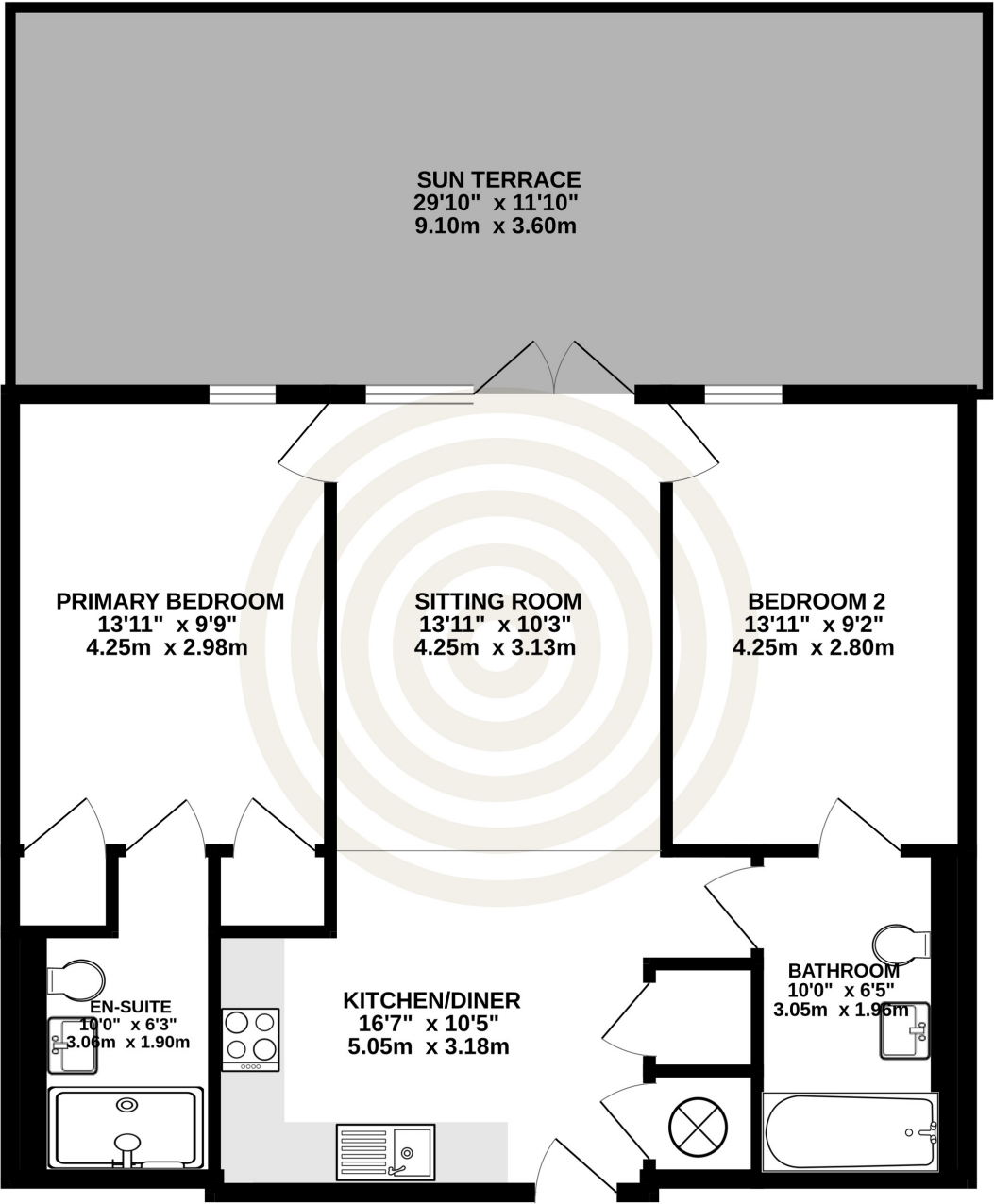








FIRST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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

Kitchen/Diner	16'7 x 10'5
Sitting Room	13'11 x 10'3
Primary Bedroom	13'11 x 9'9
En-suite	10'0 x 6'3
Bedroom Two	13'11 x 9'2
Bathroom	10'0 x 6'5
Sun Terrace	29'10 x 11'10

## KEY FACTS

Two bed, two bath modern apartment  
 New build in 2021  
 No parking  
 A dedicated EVie BMW i3 available to residents at a 50% discount  
 Large balcony  
 Central town location  
 Great investment or for a step onto the property ladder  
 Flying Freehold  
 Available immediately and no onward chain

## SERVICES

Mains drains and water

## HEATING

Electric heating throughout (radiators)

## SERVICE CHARGE

£201.21 pcm  
 Block is managed by Maillards  
 Water included in Service charge

## PARKING

Regret no parking included

## TENURE

Flying Freehold

## POTENTIAL RENTAL INCOME

£1600 pcm

## 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.

**£485,000**



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