

# ALBERT PLACE APT.60

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**895**

SQ FT

**4.5%**

YIELD

## POA ST. HELIER

Livingroom is delighted to introduce this well-presented, contemporary apartment located at the Waterfront, Albert Place with stunning marina views and within a short stroll of the town centre. Located on the top floor, the property has been modernised comprising an entrance hall, shower room, and luxury kitchen/dining/sitting room with a spiral staircase leading to a fantastic mezzanine level, perfect as a study or additional reception space. The private balcony can be accessed from the sitting room and two double bedrooms, each with fitted wardrobes and patio doors providing fantastic natural light throughout the property. In addition to the internal storage/utility cupboards, there's a lockable external store room with shelving and one designated parking space along with visitor permit parking. An opportunity not to be missed! Please note that first-time buyer restrictions apply. 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

















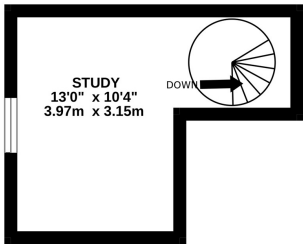
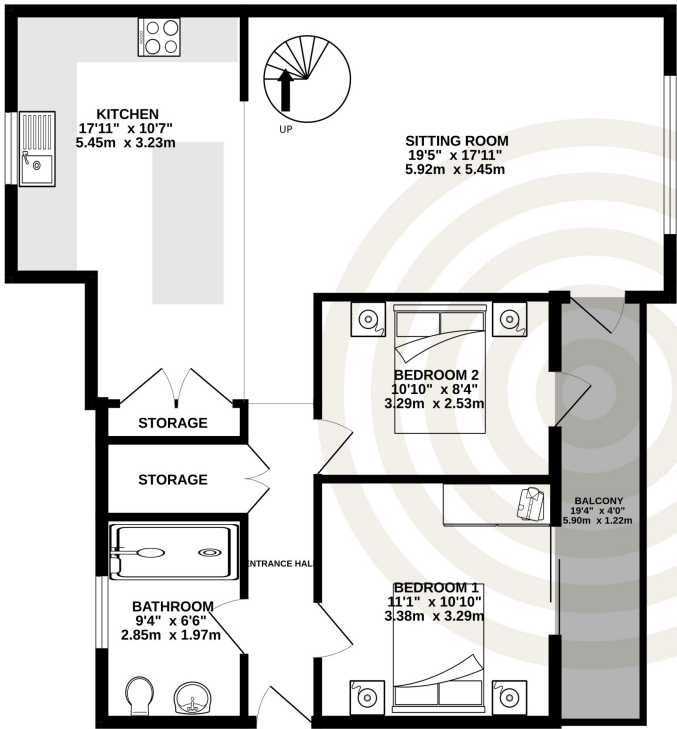






THIRD FLOOR  
791 sq.ft. (73.4 sq.m.) approx.

MEZZANINE FLOOR  
105 sq.ft. (9.7 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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### THIRD FLOOR

Entrance Hall	
Sitting Room	19'5 x 17'11
Kitchen	17'11 x 10'7
Bedroom 1	11'1 x 10'10
Bathroom	9'4 x 6'6
Bedroom 2	10'10 x 8'4
Study	13'0 x 10'4

### KEY FACTS

Spacious top floor marina facing apartment

Within walking distance of the waterfront & town centre

Fantastic mezzanine level - perfect as a study or additional reception space

Two double bedrooms with fitted wardrobes

895 sq ft of living accommodation

Parking for one vehicle plus visitor permit parking

External store room

First time buyer restrictions applies

No onward chain

### SERVICES

Mains drainage

Mains water

### HEATING

Electric wall mounted heaters

### TENURE

Flying Freehold

### RESTRICTIONS

No pets permitted

### SERVICE CHARGES

£650 per quarter

### MANAGING AGENT

Brunel Management

### POTENTIAL RENTAL INCOME

£2,500 per month (including service charges)

### PARKING SPACE NUMBER

No60

### STORE CUPBOARD

### 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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