

ST. HELIER
1 BEDROOM APARTMENT
ASKING PRICE £289,000

DESCRIPTION

One bedroom apartment in St Helier. This well maintained and beautifully presented ground floor apartment is located at Simon Place and just a short walk from Wests Centre. The property briefly comprises a welcoming entrance hall with an airing cupboard, a living / dining room, fully equipped kitchen, double bedroom and bathroom. The property benefits from one allocated parking space with plenty of room at the back for a table and chairs. A great first time buy for those desiring ease of access in to town, down size or a low maintenance addition to a buy to let portfolio. Le Rossignol Estates are delighted to be appointed sole selling agents and look forward to your call.

DETAILS

Entrance Hall

Solid wood flooring
Airing cupboard

Living Room

Fitted carpet

Kitchen

Amisco flooring
Range of eye and base level units with freestanding appliances to include electric double oven and grill with 4 ring ceramic hob, tumble dryer, washing machine, dishwasher, fridge, freezer

Bedroom

Solid wood flooring

Bathroom

Tiled flooring
W.C.
Wash hand basin
Bath with shower

Parking

Parking for 1

Services

All mains services excluding gas
Service charge £115 pcm includes water, foncier rates and occupiers rates

Jersey Housing Qualifications

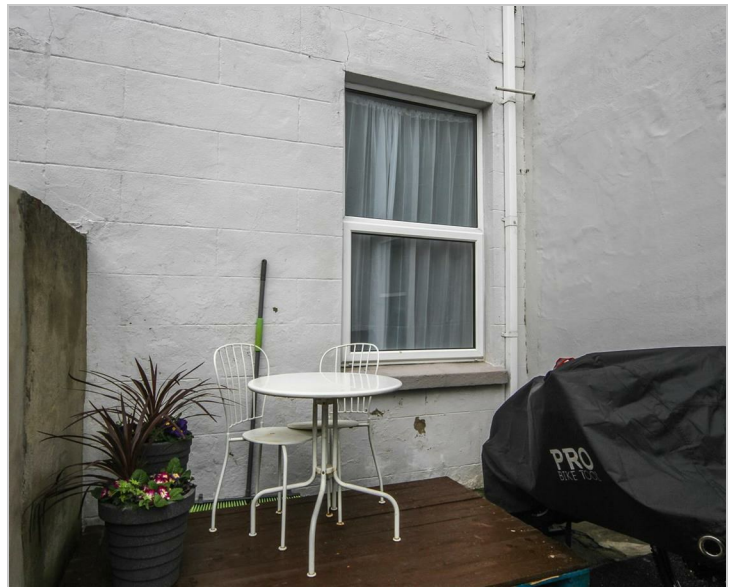
This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

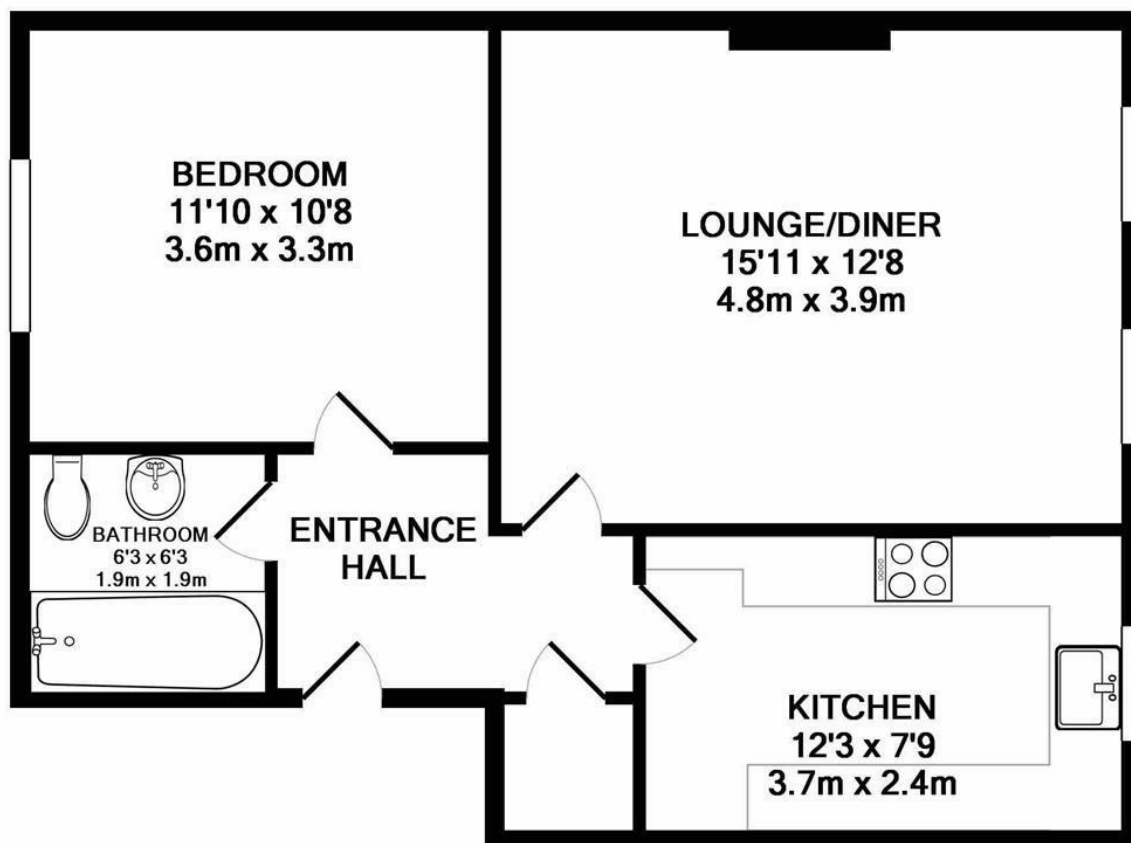
Anti-Money Laundering

When an offer is accepted and negotiations for the purchase of a property are entered into, the

prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.

Where personal service flies high





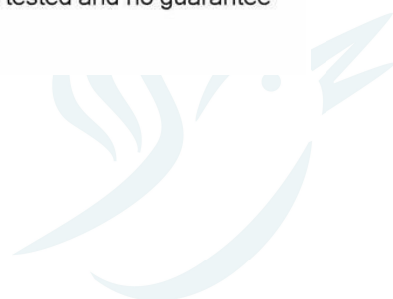
TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



Le Rossignol Estates
The Nightingales
6 La Ville du Bocage
St Peter, Jersey JE3 7AT

01534 767 767
sales@lerestates.com
www.lerestates.com