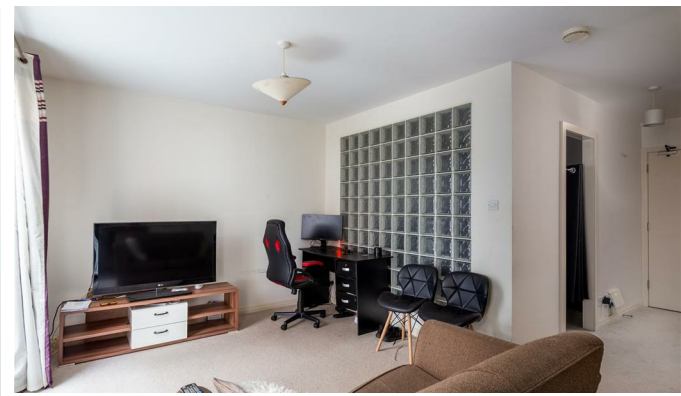
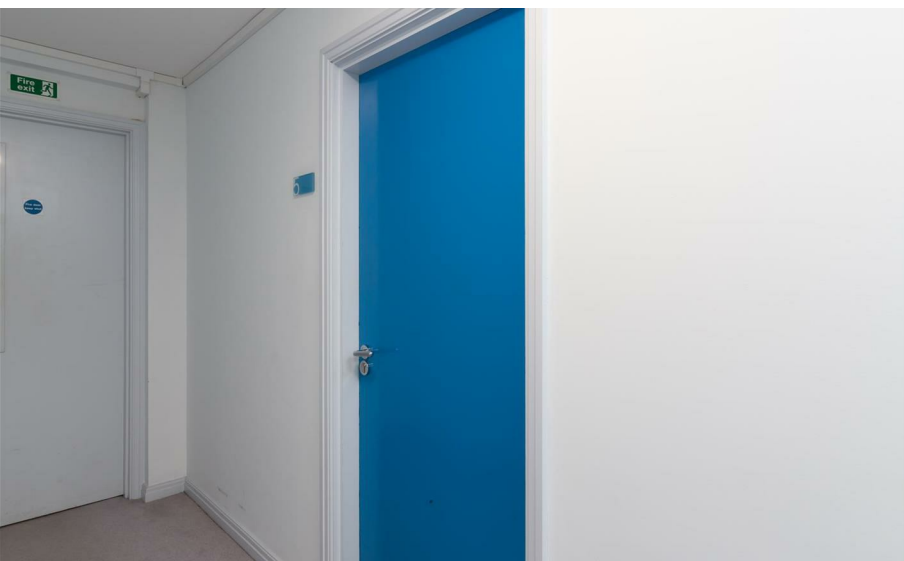


Where personal service flies high



ST. HELIER
1 BEDROOM APARTMENT
ASKING PRICE £265,000 FREEHOLD

DESCRIPTION

One bedroom apartment in St Helier. This first floor purpose built share transfer apartment is in the ever popular Spectrum development and is offered to the market as a buy to let investment, the current tenant is paying £930 per calendar month until 10th April 2023. The property features a bright and airy living area incorporating a fully fitted kitchen, utility / storage cupboard with space and plumbing for a washing machine, bedroom, bathroom and basement store. Le Rossignol Estates are delighted to be appointed sole selling agents and look forward to your call.

DETAILS

Entrance Hall

Fitted carpet
Door entry phone
Utility cupboard with space and plumbing for a washer / dryer

Open Plan Living

Wood laminate flooring and fitted carpet
Range of eye and base level units with integrated appliances to include four ring ceramic hob, extractor fan, electric oven, fridge
Door to Juliet balcony

Bedroom

Fitted carpet

Bathroom

Vinyl flooring
W.C.
Washing machine
Bath with shower

Services

All mains services excluding gas
Electric heating
Fully double glazed
Service charge £126.50 pcm
Basement lock up store
Communal roof terrace

Jersey Housing Qualifications

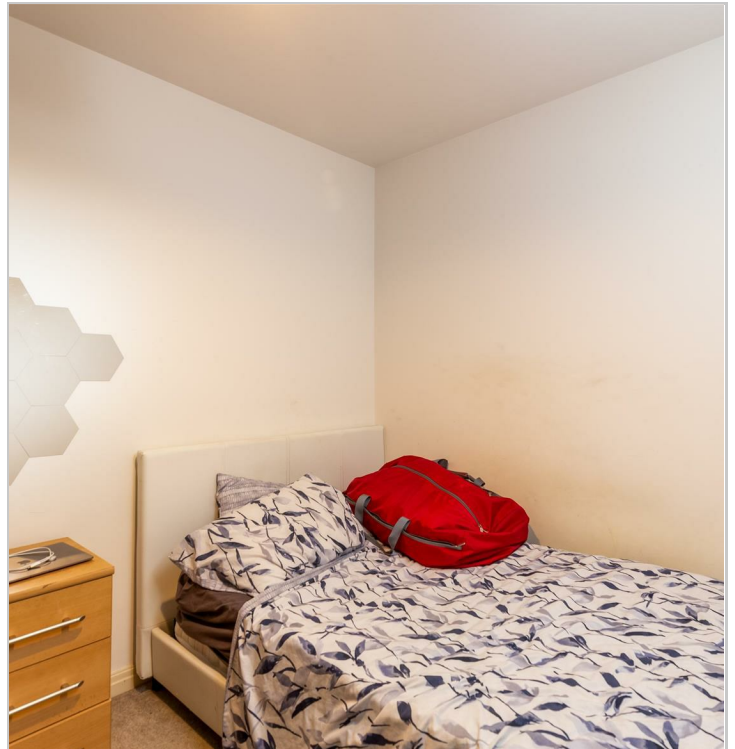
This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

Anti-Money Laundering

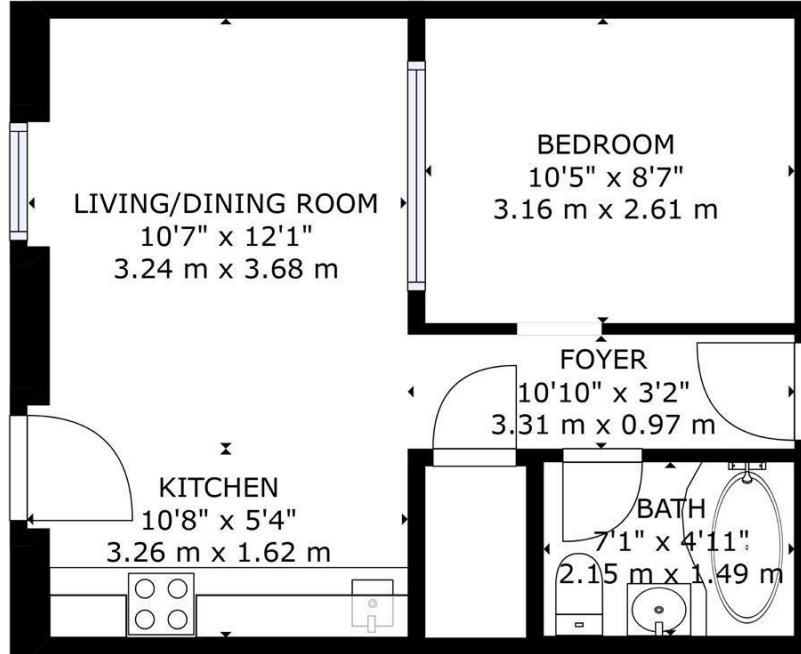
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving

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

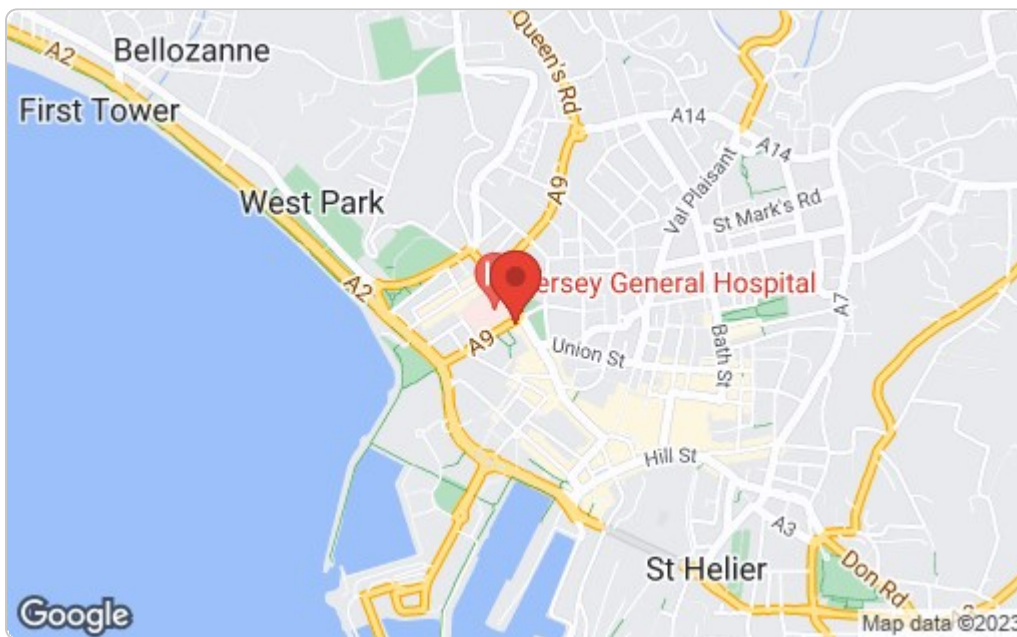


Where personal service flies high



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 368 sq. ft, 34 m²
TOTAL: 368 sq. ft, 34 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Le Rossignol Estates
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www.lerestates.com

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.