



ST. HELIER
2 BEDROOM APARTMENT
ASKING PRICE £315,000

DESCRIPTION

Two bedroom apartment in St Helier. Located on the second floor of a purpose built block towards the lower end of Queen's Road and benefiting from a garage, this apartment would be suitable for a professional couple working in town or a low maintenance addition to a buy to let portfolio. The apartment briefly comprises a bright living / dining room, separate kitchen, two double bedrooms and bathroom. Le Rossignol Estates are delighted to be appointed sole selling agents.

DETAILS

Entrance Hall

Wood flooring
Cloaks cupboard

Kitchen

Tiled flooring
Range of eye and base level units with integrated appliances to include 4 ring cermaic hob, electric oven, freestanding dishwasher, freestanding fridge, freestanding freezer
Cupboard with hot water cylinder and storage

Living/Dining Room

Fitted carpet

Bedroom 1

Fitted carpet
Built in wardrobes

Bedroom 2

Fitted carpet

Bathroom

Fully tiled
W.C.
Wash hand basin
Bath with shower

Services

App controlled electric radiators
Fully double glazed
Service charge is £149 pcm which includes water, parish rates, window cleaning, communal cleaning and electricity and gardener

Parking

Single garage

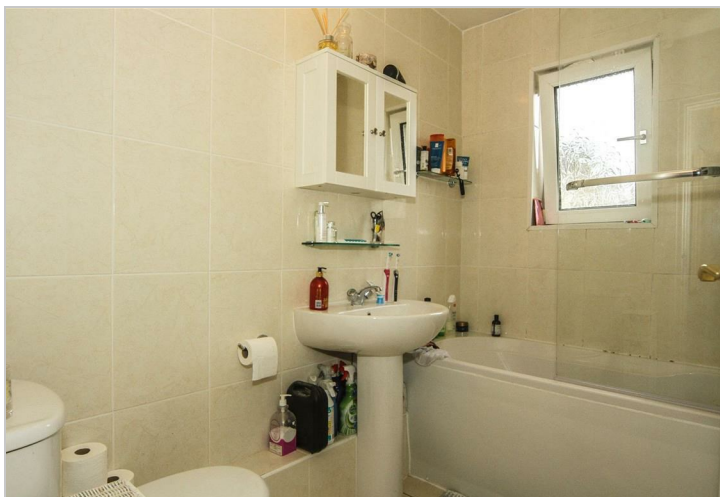
Jersey Housing Qualifications

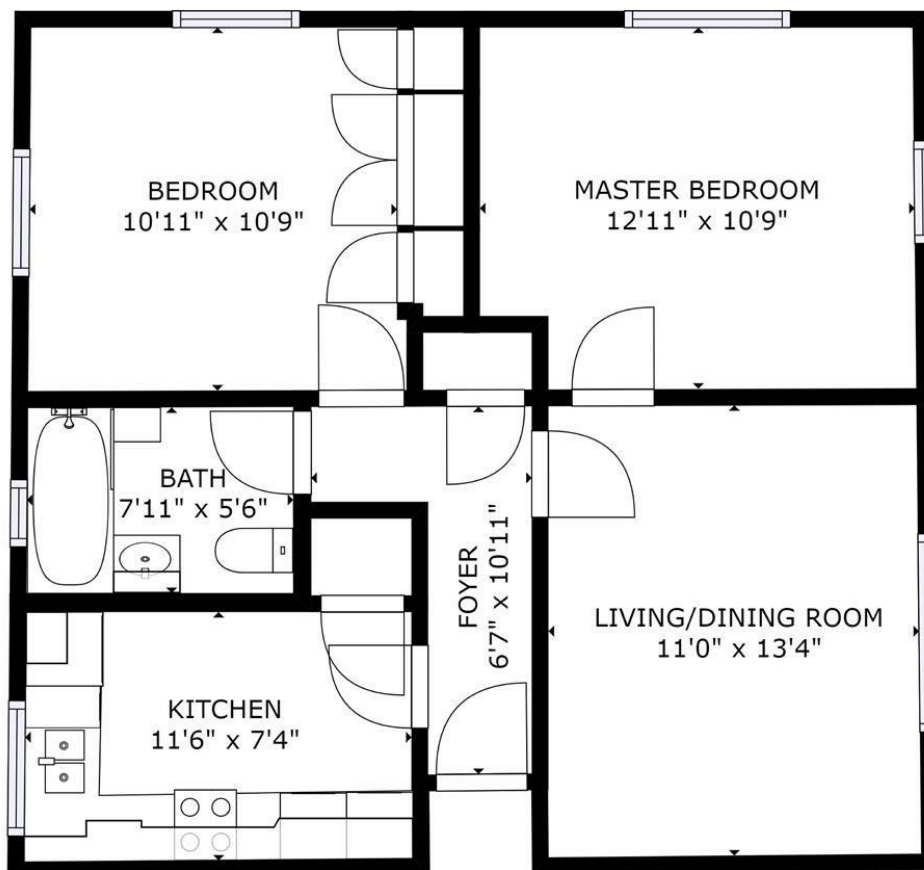
This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

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





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 640 sq ft
TOTAL: 640 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POWERED BY
matterport



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