



ST. HELIER
2 BEDROOM APARTMENT
ASKING PRICE £340,000

DESCRIPTION

Two bedroom apartment in St Helier. This property is situated on the ground floor of Holmgate Court on Claremont Road which is close to Le Mont Millais and benefits from a single garage. The apartment offers the new owners the scope to impart their own stamp as the property does require modernising and briefly comprises a separate kitchen / diner, living room with access to the communal gardens, two double bedrooms and bathroom. Conveniently located for those working in town, the property would be suitable for a professional couple, a downsize or addition to a buy to let portfolio. Le Rossignol Estates are delighted to be appointed selling agents and look forward to your call.

DETAILS

Entrance Hall

Fitted carpet
Storage cupboard
Airing cupboard

Living Room

Fitted carpet
Door to patio and communal garden area

Kitchen/Diner

Vinyl flooring
Fitted carpet to dining area
Range of eye and base level units with appliances to include freestanding electric oven with four ring ceramic hob, washing machine, fridge/freezer

Bedroom 1

Fitted carpet
Fitted wardrobes

Bedroom 2

Fitted carpet

Bathroom

Fitted carpet
W.C.
Wash hand basin
Bath

Parking

Single garage

Services

All mains excluding gas
Service charge £120 pcm
Restriction on pets and children under 14 years

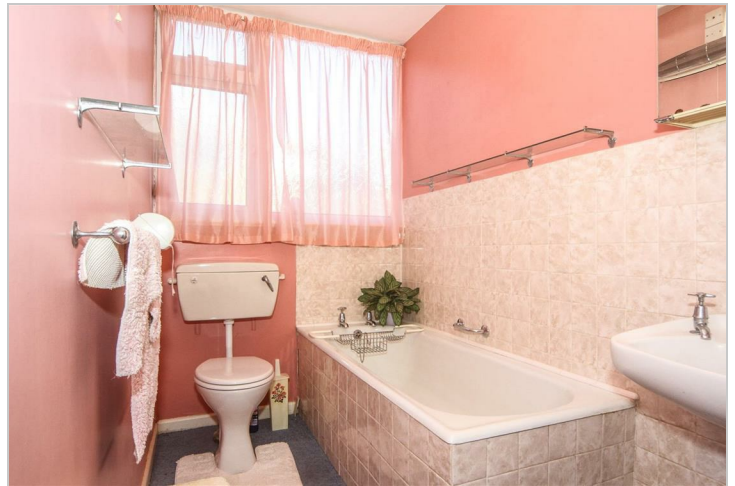
Jersey Housing Qualifications

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

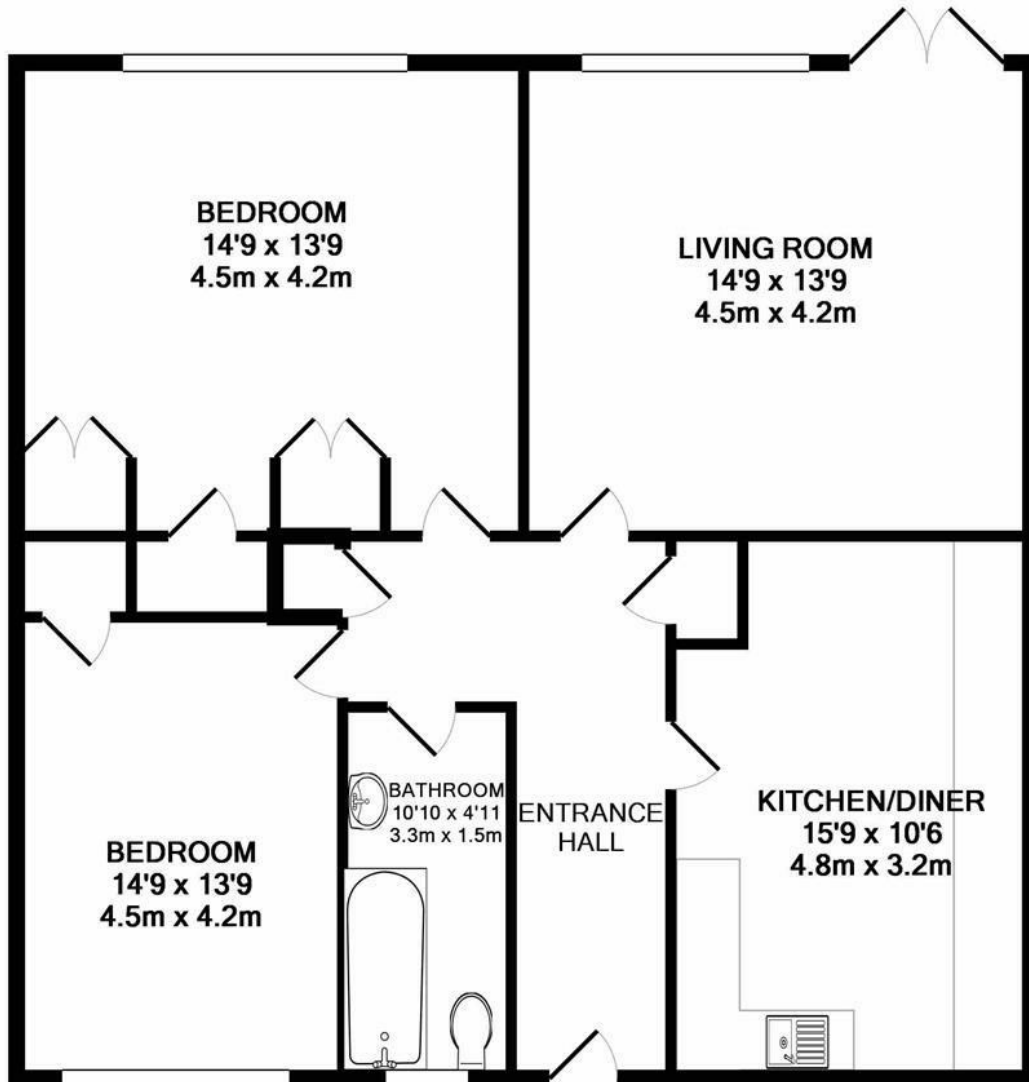
Anti-Money Laundering

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



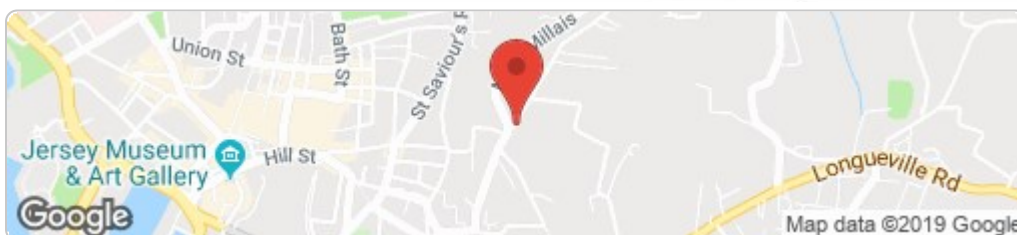
Where personal service flies high



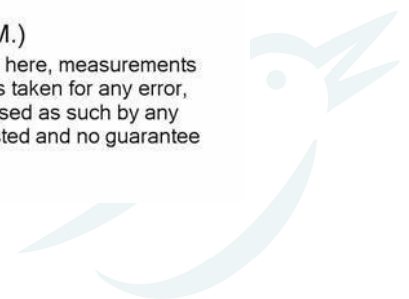
TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

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

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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.



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