

# C302 METROPOL CENTRAL

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

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**£1,900 ST. HELIER**

ENTITLED/LICENSED. This modern two-bedroom, two-bathroom apartment is situated within the sought-after Metropol development, just a short stroll from the beach, park, local restaurants and town centre. The superb accommodation provides a fully fitted kitchen with an open plan design leading to the reception space and access to a 30ft private balcony. There are two double bedrooms (both with fitted wardrobes) along with an En-suite and house/"Jack and Jill" bathroom. This apartment also offers secure gated underground parking for one vehicle. Available August. Pets considered. An opportunity not to be missed! Please contact our Lettings Team at Livingroom Estate Agents in Jersey today at +44 1534 717100 or email: [info@livingroom.je](mailto:info@livingroom.je) for more information or to arrange a viewing.



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<b>Kitchen/reception</b>	24'2 x 10'6
<b>Bedroom one</b>	12'8 x 9'10
<b>En-suite</b>	9'5 x 5'6
<b>Balcony</b>	30' x 4'11
<b>Bedroom two</b>	14' x 9'5
<b>Jack and Jill bathroom</b>	9'9 x 8'5

#### KEY FACTS

Third floor modern apartment  
Two double bedrooms with fitted wardrobes  
Two bathrooms  
Spacious open plan kitchen/reception space  
Large private balcony  
Designated under cover parking for one vehicle  
Pets considered  
Available August

ENTITLED/LICENSED

#### SERVICES

Mains drains and water

#### HEATING

Electric heating

#### APPLIANCES

Neff oven  
Neff hob and extractor  
Fridge/freezer  
Neff dishwasher  
Washer/dryer

#### INCLUSIONS

To include all items listed in the inventory/condition report

#### SCHOOL CATCHMENT

Springfield  
Grainville

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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.

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**£1,900**



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