

# W104 METROPOL

SOLE AGENT



**3**

BEDROOMS

**2**

BATHROOMS

**972**

SQ FT

**4.7%**

YIELD

**£745,000 ST. HELIER**

Livingroom is delighted to offer this stylish, purpose-built, three-bedroom apartment with a large south-facing balcony and a spiral staircase down to a private garden situated within the sought-after Metropol Development. Contemporary in design with an open-plan kitchen/dining/sitting room, the neutral decoration extends to quality fixtures, fittings and flooring. Briefly comprising; open plan spacious kitchen/dining/sitting area with sliding doors, opening onto a balcony, double bedroom with built-in wardrobes and an en-suite bathroom, second double bedroom with fitted wardrobes, third single bedroom and house bathroom. The apartment also benefits from a large utility cupboard and ample storage throughout. A large storeroom and an undercover parking space complete this property. This immaculately presented property could suit an owner-occupier or buy-to-let investor alike. Early viewing is highly recommended.



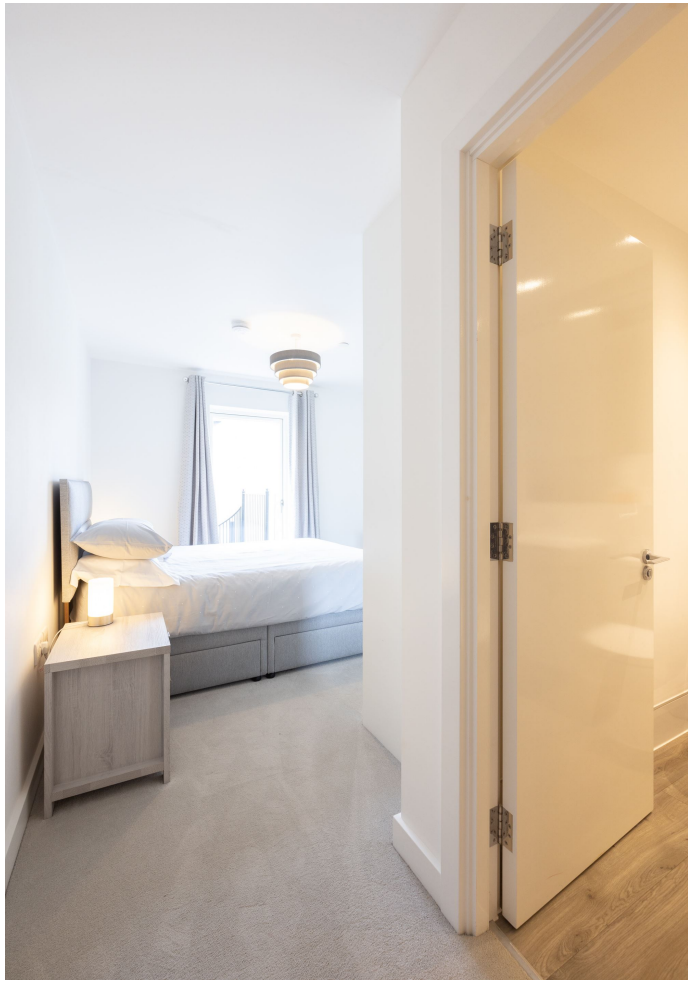
**LIVINGROOM**

The Channel Island Estate Agent







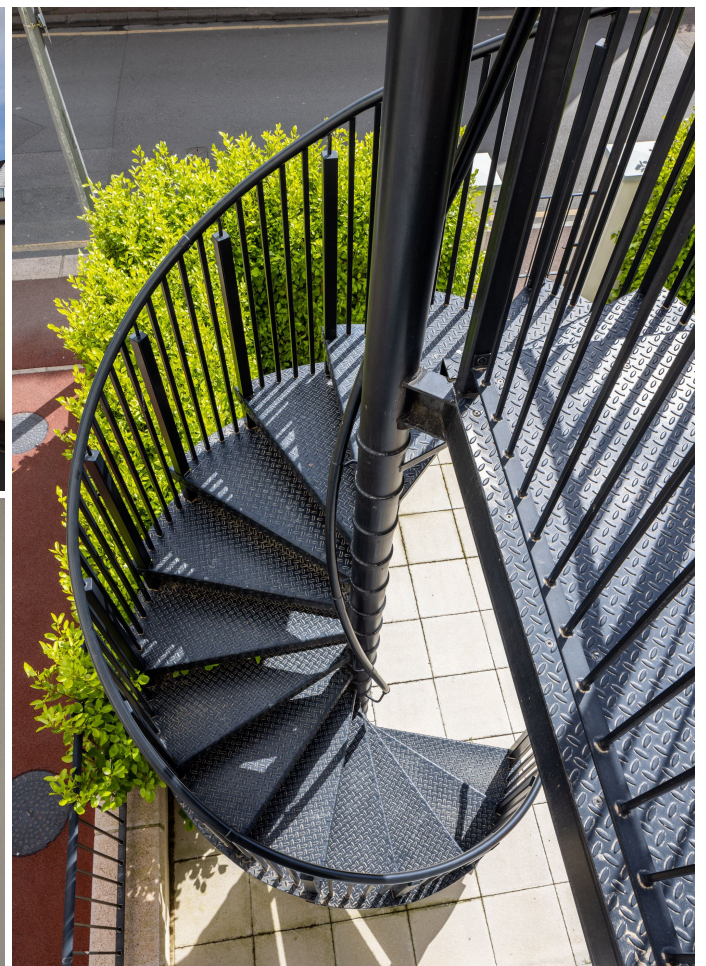


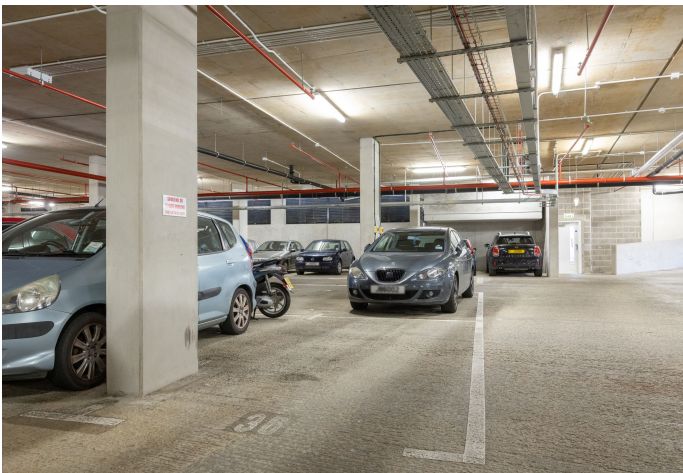
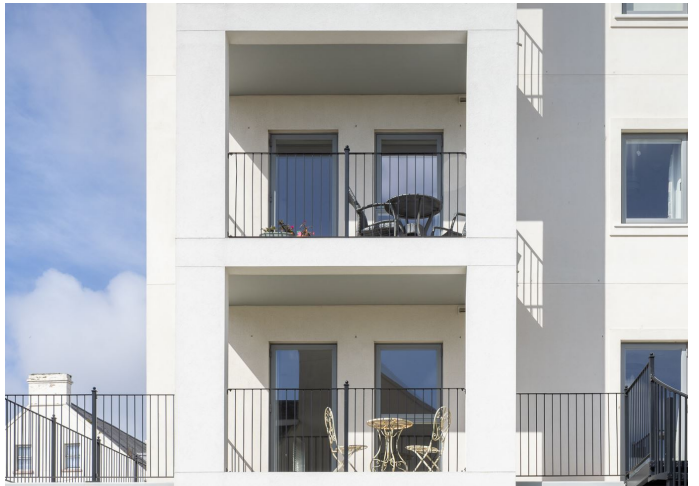




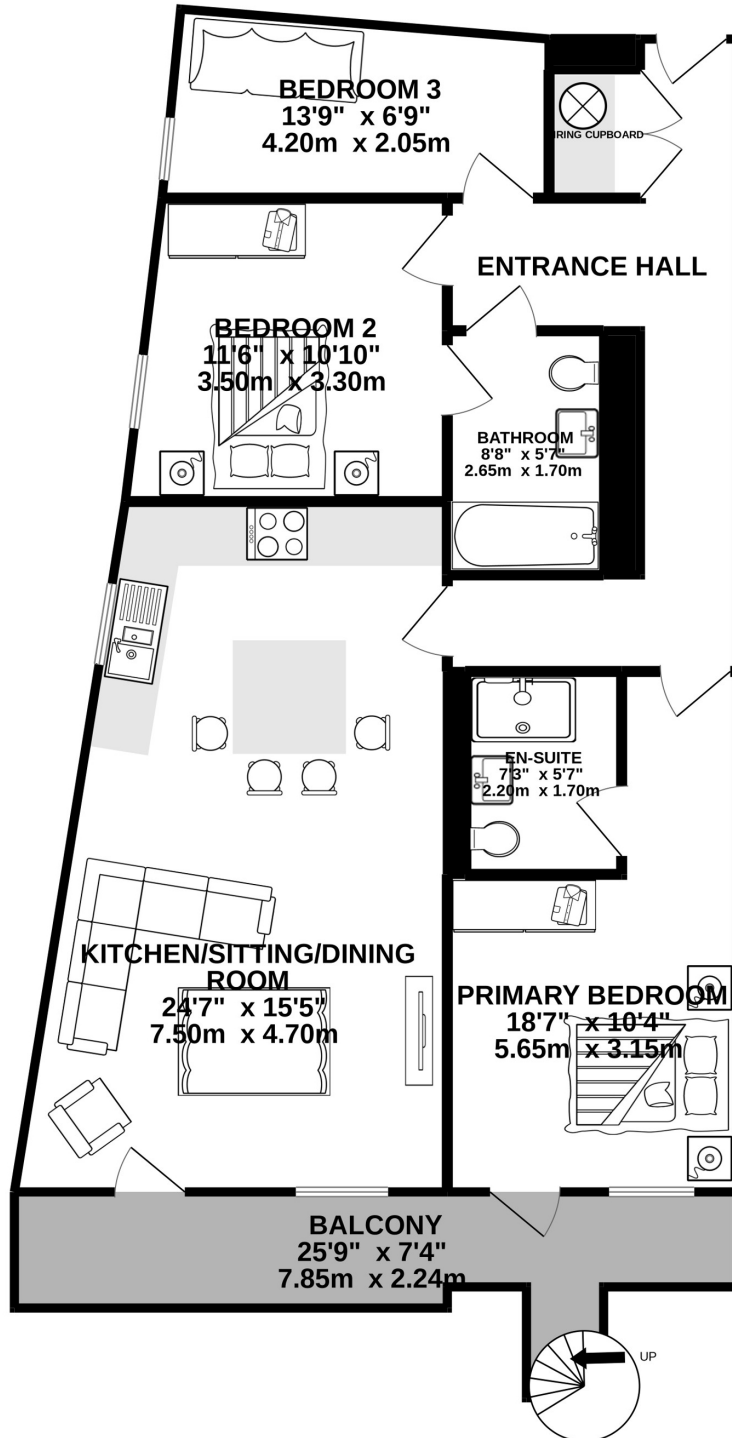








FIRST FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

**FIRST FLOOR**

<b>Entrance Hall</b>	10'4 x 22'6
<b>Kitchen/Dining/Sitting Room</b>	15'5 x 24'7
<b>Primary Bedroom</b>	10'4 x 18'7
<b>En-suite</b>	5'7 x 7'3
<b>Bedroom Two</b>	11'6 x 10'10
<b>Bathroom</b>	5'7 x 8'8
<b>Bedroom Three</b>	13'9 x 6'9
<b>Balcony</b>	25'9 x 7'4

**KEY FACTS**

Three-bedroom, two bathroom first floor apartment  
Open-plan kitchen, dining, sitting room  
Walk in condition  
Built 2018  
South facing balcony and private garden  
Share Transfer  
Underground secure parking for one vehicle  
Large storeroom accessed from the garden

**SERVICES**

Mains drains and water

**HEATING**

Electric radiators

**SERVICE CHARGE**

£303 per month (including parking, water and Parish Rates)

Managed by Assured Property Management

**APPLIANCES**

Neff dishwasher  
Neff hob and extractor hood  
Neff double oven  
Neff fridge/freezer  
Hotpoint washer/dryer

**RENTAL POTENTIAL INCOME**

£2900 per month

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Springfield  
Grainville

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.

**£745,000**



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