

# B243, Millais House, Castle Quay

SOLE AGENT



**3**

BEDROOMS

**3**

BATHROOMS

**1,031**

SQ FT

**3.9%**

YIELD

## POA ST. HELIER

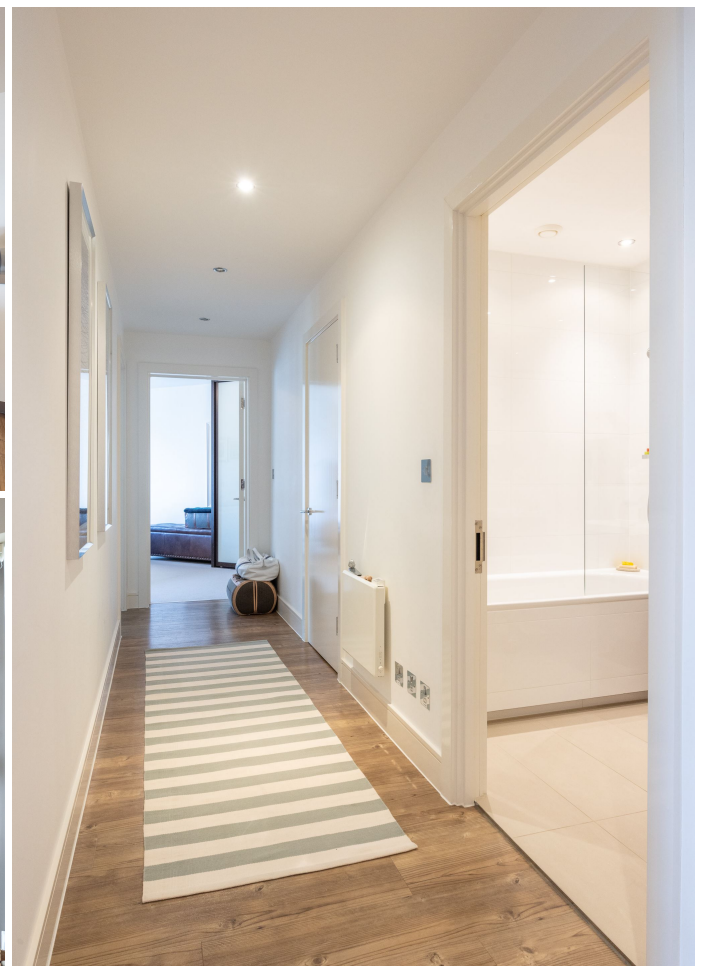
SHARE TRANSFER: Located in the award-winning Castle Quay development with marina views, this second-floor apartment offers privacy and security and lends itself well as either a primary residence or an investment property. Castle Quay provides an abundance of lifestyle and leisure opportunities and is just a short walk from the town centre of St. Helier. This circa 1,000 sq. ft marina facing apartment offers three double bedrooms (two with en-suite bathrooms), a house bathroom, a store cupboard, a large open plan reception space comprising kitchen/dining/sitting area, perfect for entertaining. Externally the property offers two large balconies and two underground secure parking spaces. A stunning apartment not to be missed, for more information or to arrange a viewing please call us on 01534 717100 or alternatively, email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**

The Channel Island Estate Agent



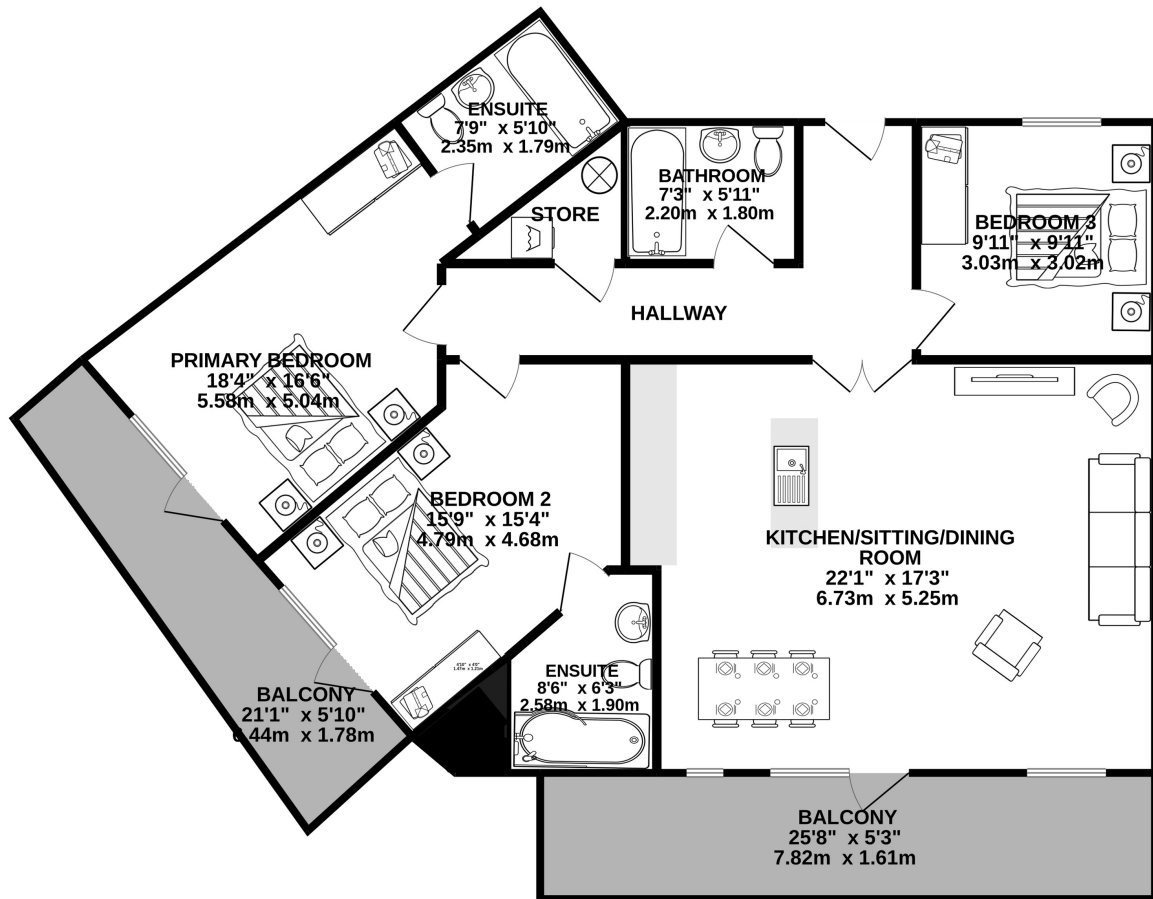








SECOND FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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.  
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## SECOND FLOOR

Entrance Hall	19'10 x 9'11
Kitchen/Sitting/Dining Room	22'1 x 17'3
Balcony	25'8 x 5'3
Primary Bedroom	16'6 x 18'4
En-suite	7'9 x 5'10
Balcony	21'1 x 5'10
Bedroom Two	15'4 x 15'9
En-suite	6'3 x 8'6
Bedroom Three	9'11 x 9'11
Bathroom	7'3 x 5'11

## KEY FACTS

Three bedrooms and three bathrooms  
Close to a range of local amenities  
Second floor apartment  
Two secure underground parking spaces  
Immaculate condition throughout  
An ideal investment property

## SERVICES

Mains water  
Mains drains

## HEATING

Electric wall mounted heaters throughout

## SERVICE CHARGE

£596 per month

## MANAGING AGENT

Assured Property Management

## APPLIANCES

As per inventory

## PARKING

Numbers 379 & 378

## POTENTIAL RENTAL INCOME

£3,700 per month

## INCLUSIONS

As per inventory

## SCHOOL CATCHMENT

Rouge Bouillon  
Haute Vallee

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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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## POA



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