

CEYLON HOUSE APT.1

SOLE AGENT



1

BEDROOM

1

BATHROOM

442

SQ FT

4.2%

YIELD

£325,000 ST. HELIER

SHARE TRANSFER: This ground-floor, one-bedroom apartment is situated within a converted house on a residential street in St. Helier. This circa 450 sq. ft property comprises one double bedroom, a house bathroom, a separate kitchen and a large sitting/dining area. Externally, there is a communal courtyard to the rear of the property. Although there is no parking, there is the option to rent a parking space at St. Simon's Church. This walk-in condition apartment is ideal for investors, a lock-up-and-leave home or a perfect first step onto the property ladder. For more information or to arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com



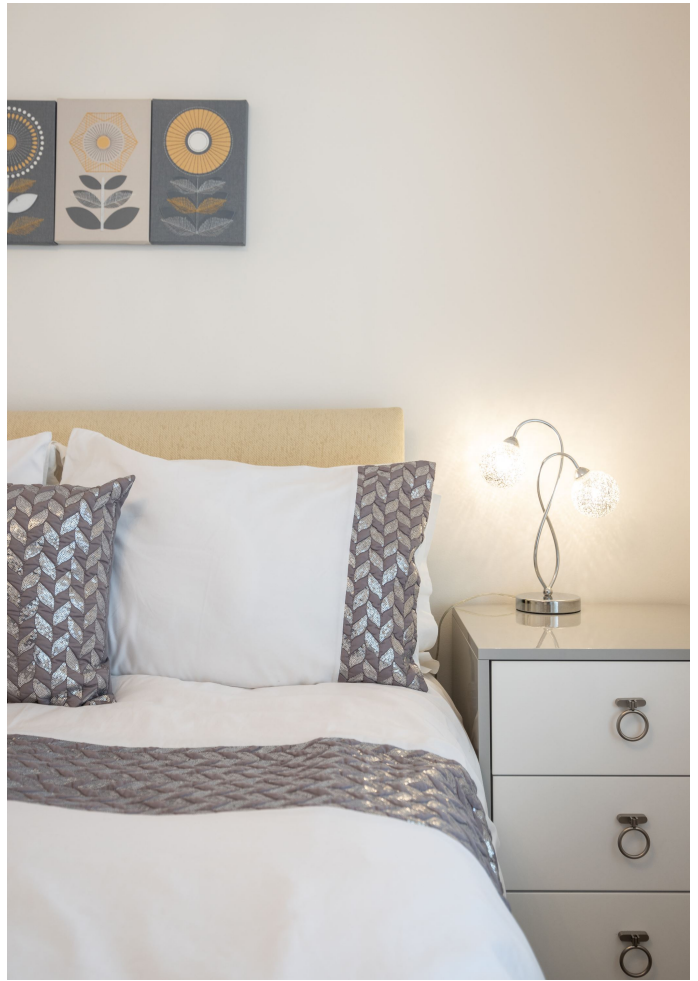
LIVINGROOM
The Channel Island Estate Agent



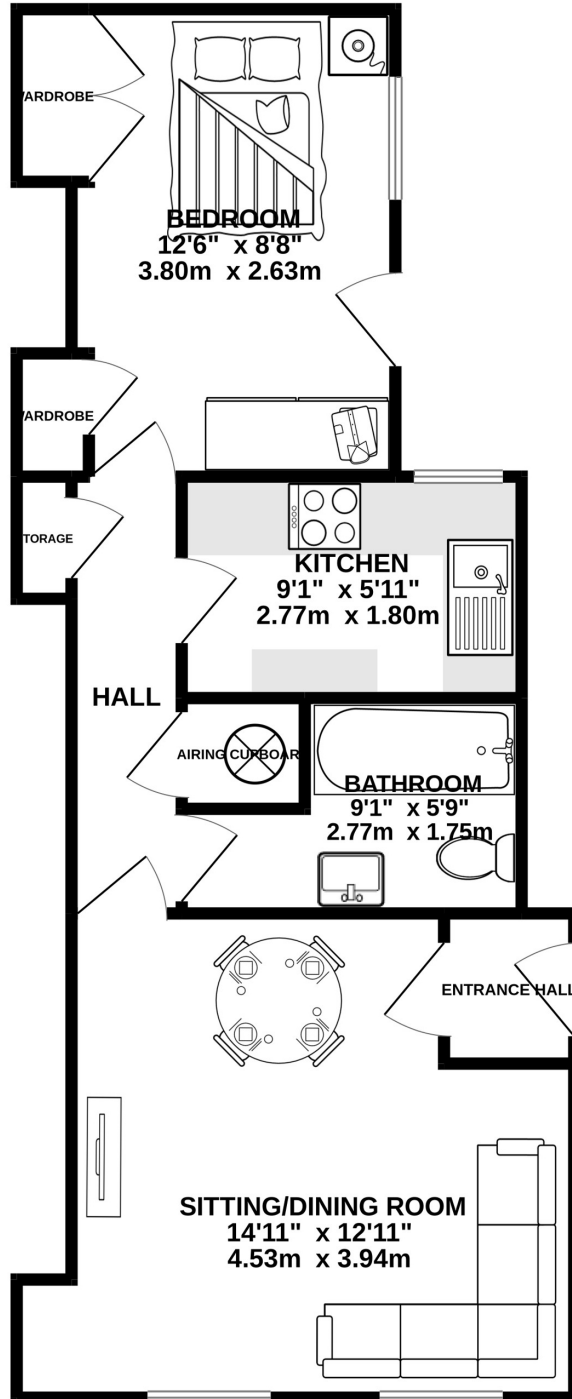








GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.1 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.

GROUND FLOOR

Entrance Hall	3'6 x 4'0
Sitting/Dining Room	14'11 x 12'11
Hall	2'11 x 11'8
Kitchen	9'1 x 5'11
Bedroom	8'8 x 12'6
Bathroom	9'1 x 5'9

KEY FACTS

One bedroom, one bathroom
Fire certificates in place
Available immediately
Motivated vendor
Walk in condition
Ground floor
Share Transfer
Walk to work

SERVICES

Mains water

DRAINAGE

Mains drains

HEATING

Electric wall mounted heaters throughout

SERVICE CHARGE

£50 pcm

APPLIANCES

As per inventory

POTENTIAL RENTAL INCOME

£1,150 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Rouge Bouillon
Haute Vallee

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.

£325,000



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