

A 514, Le Capelain House, Castle Quay



2

BEDROOMS

2

BATHROOMS

806

SQ FT

4.4%

YIELD

£749,000 ST. HELIER

SHARE TRANSFER: Located in the award-winning Castle Quay development with harbour and town views, this top-floor penthouse apartment offers both privacy and security and lends itself well as either a main residence or an investment property. Castle Quay offers an abundance of lifestyle and leisure opportunities and is just a short walk from the town centre of St. Helier. This circa 800 sq. ft park-facing apartment offers two double bedrooms (one en-suite bathroom), a house bathroom, and a large open plan reception space comprising kitchen/dining/sitting area with Miele appliances - perfect for entertaining. Externally, the property offers a large wrap-around balcony 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 to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent





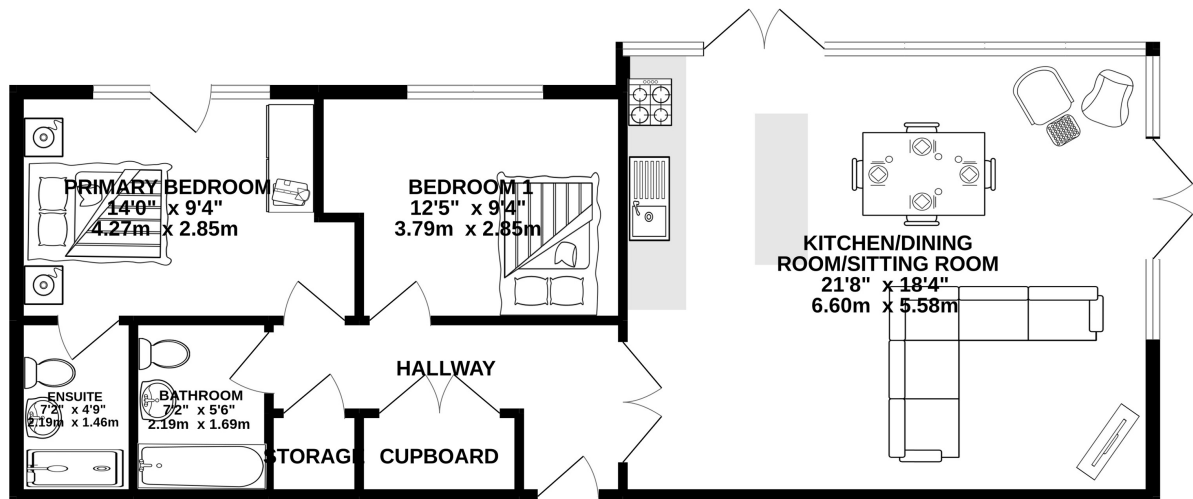








FIFTH FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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FIFTH FLOOR

Kitchen/Dining Room/Sitting Room	21'8 x 18'4
Primary Bedroom	14'0 x 9'4
Ensuite	7'2 x 4'9
Bedroom 1	12'5 x 9'4
Bathroom	7'2 x 5'6

KEY FACTS

Two bedrooms and two bathrooms
Two underground parking spaces
Top floor penthouse
Vacant - Available immediately
Sea and park views
Walk in condition

SERVICES

Mains water

HEATING

Electric heating throughout including underfloor electric in bathrooms

APPLIANCES

Miele appliances throughout

SERVICE CHARGE

£950 per quarter

MANAGING AGENT

Assured Property Management

PARKING SPACES

Numbers 283 & 284

POTENTIAL RENTAL INCOME

£2750 per PCM

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

First Tower
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.

£749,000



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