

W307 METROPOL

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

678

SQ FT

4.7%

YIELD

£499,000 ST. HELIER

Livingroom is delighted to offer this stylish, purpose-built, third-floor two-bedroom apartment situated within the recently constructed and sought-after Metropol Development. Ideally located on the outskirts of town, Metropol West is perfectly placed for easy access to the bathing pool at Havre des Pas, Howard Davis Park and just a short stroll from St Helier town centre. Contemporary in design with an open-plan kitchen/dining/sitting room, the neutral decoration extends to quality fixtures, fittings and flooring. This apartment also enjoys a West facing balcony with oblique sea views and views towards Fort Regent together with an undercover parking space. An immaculately presented property for an owner occupier or buy-to-let investor alike. For more information or to arrange a viewing please contact us at 01534 717100 or email info@livingroomproperty.com.



LIVINGROOM

The Channel Island Estate Agent



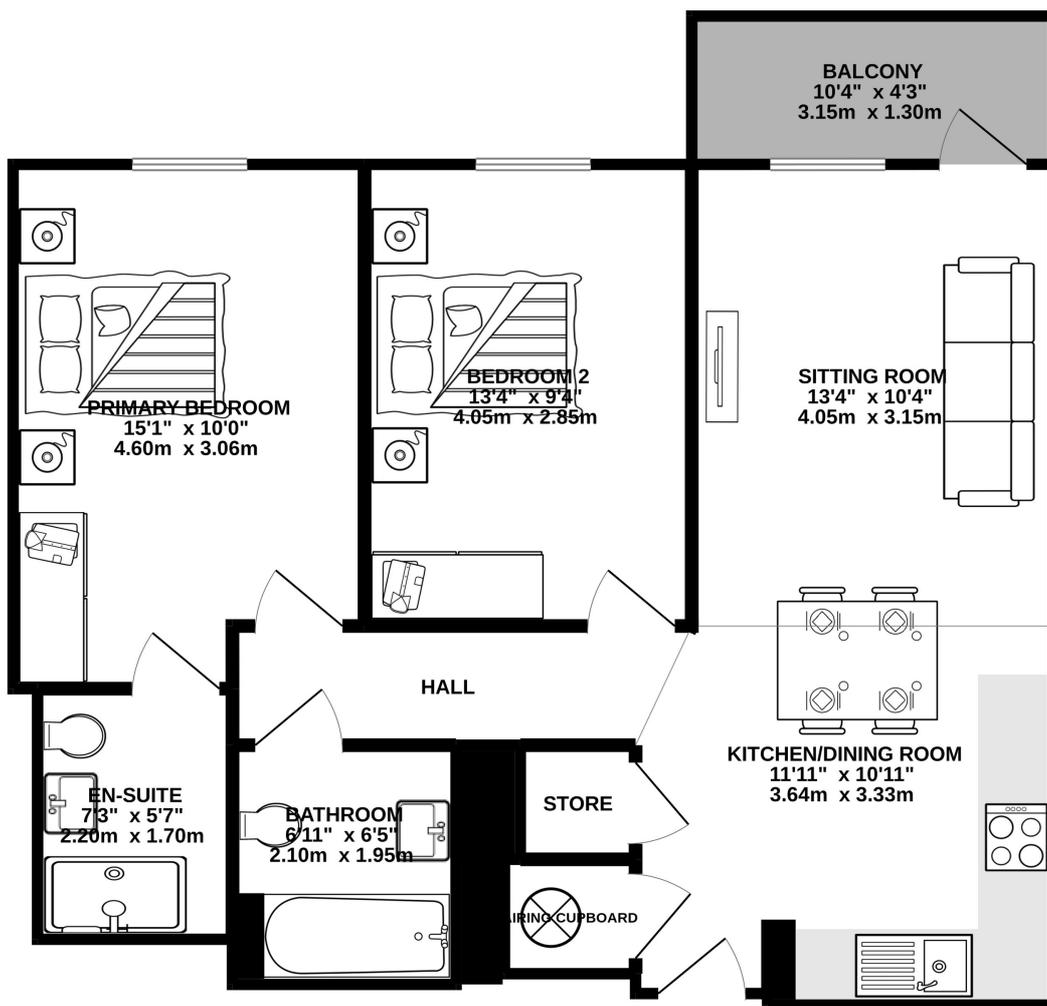








THIRD FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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THIRD FLOOR

Kitchen/Dining Room	11" 11 x 10" 11
Sitting Room	13" 4 x 10" 4
Balcony	10" 4 x 4" 3
Hall	13" 1 x 3" 5
Primary Bedroom	15" 1 x 10" 0
En-suite	7" 3 x 5" 7
Bedroom Two	13" 4 x 9" 4
Bathroom	6" 11 x 6" 5

KEY FACTS

Two bedroom, two bathroom
Western block, third floor apartment
Purpose built development in 2018
West facing balcony & communal garden
Secure underground parking
Easy access to St. Helier town centre
Short walk to the beach and Havre des Pas bathing pool
Available immediately

SERVICES

Mains water services

DRAINAGE

Mains drainage

HEATING

Electric wall mounted heating

POTENTIAL RENTAL INCOME

£1,950 per month

RESTRICTIONS

Pets are subject to permission from managing agent

TENURE

Share Transfer

SERVICE CHARGE

£692 per quarter & £54.23 per quarter for parking

Includes water rates, buildings insurance, & sinking fund contribution

PARKING

Number 96

INCLUSIONS

To include all items listed in the inventory/condition report

SCHOOL CATCHMENT

Plat Douet
Le Rocquier

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.

£499,000



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