

6 GROSVENOR TERRACE APT.1

SOLE AGENT



2

BEDROOMS

1

BATHROOM

811

SQ FT

4.2%

YIELD

£549,000 ST. HELIER

FLYING FREEHOLD - This spacious two-bedroom garden apartment has been meticulously kept by its current owner and has been recently completely renovated. With the benefit of its own front and rear doors, this light and airy apartment comprises; a good-sized sitting room, a newly fitted kitchen/dining, two double bedrooms, and a house bathroom. Externally, there is a south-facing patio garden with access to Le Breton Lane - enabling walking to and from work from both sides of the building a simple task. In addition, there is allocated parking for one vehicle at the rear of the property. Located within walking distance to St. Helier town centre and a host of other local amenities, early viewing is highly recommended. Please call the Livingroom team on 01534 717100.



LIVINGROOM

The Channel Island Estate Agent



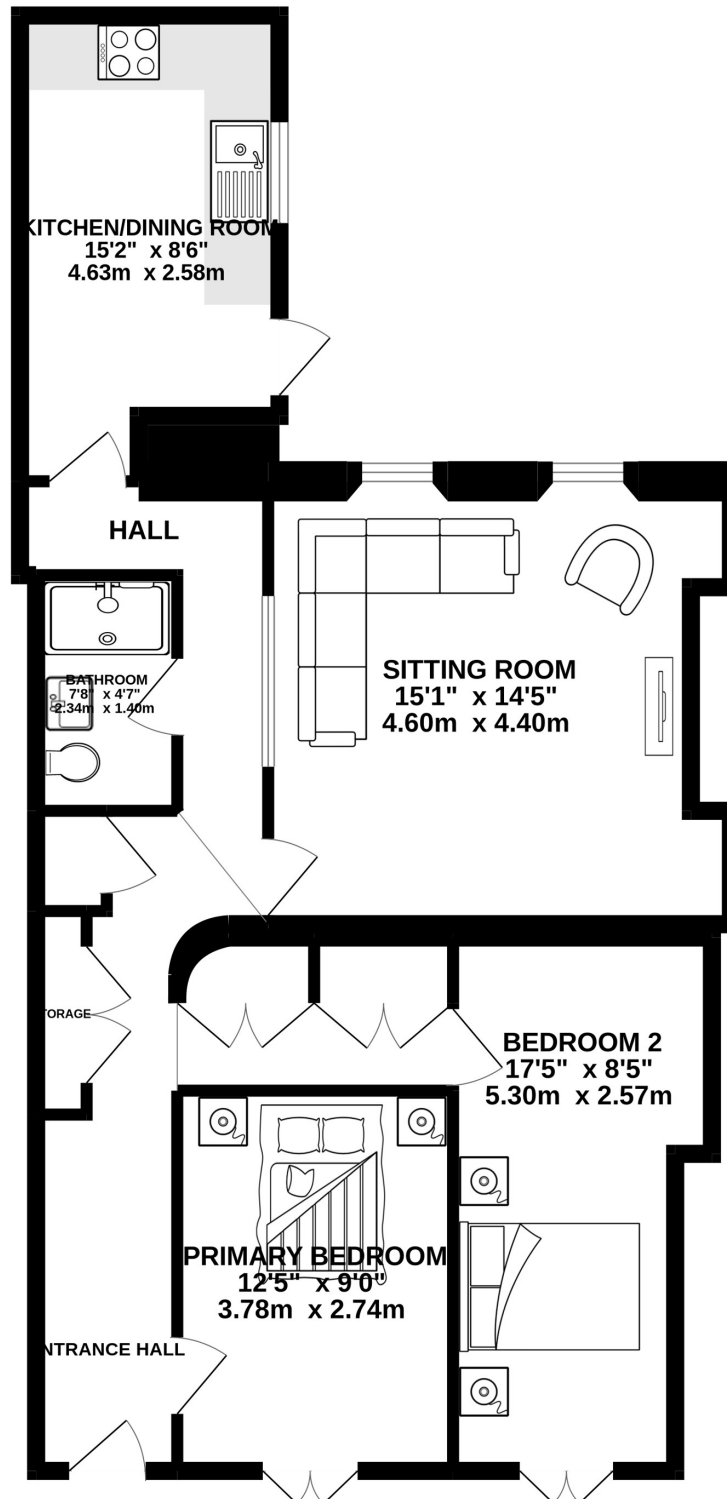








BASEMENT FLAT
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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.

BASEMENT

Entrance Hall	7'7 x 21'6
Primary Bedroom	9'0 x 12'5
Bedroom Two	8'5 x 17'5
Hall	8'1 x 14'5
Bathroom	4'7 x 7'8
Sitting/Dining Room	15'1 x 14'5
Kitchen	8'6 x 15'2

KEY FACTS

Fully refurbished throughout
Modern decor throughout
Allocated parking for one vehicle to the rear
Ground floor access from rear
Basement level access from front of building
Fire certificate in place
Flying Freehold
Available immediately

SERVICES

Mains drains and water

HEATING

Electric heating throughout (radiators)

SERVICES

Block managed internally
Service charge to be confirmed as entire block is currently owned by the same person
Pets allowed upon request
Fire certificate in place throughout the building

TENURE

Flying Freehold

POTENTIAL RENTAL INCOME

£1,900 pcm

INCLUSIONS

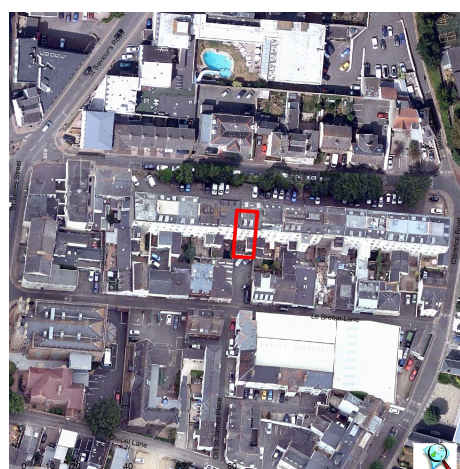
As per inventory

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.

£549,000



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