

# WESTMOUNT ONE, A303

SOLE AGENT



**2**

BEDROOMS

**2**

BATHROOMS

**795**

SQ FT

**3.7%**

YIELD

**£720,000 ST. HELIER**

This third-floor apartment is situated within the highly desirable Westmount development in block One, which has a high standard of finishes throughout. This hard-to-come-by property has a front-facing layout and comprises two double bedrooms, two bathrooms, an open plan kitchen/dining/sitting area and a full-length balcony with views of People's Park and sea views of Elizabeth Castle. The apartment also offers secure gated underground parking for one vehicle, and access to the on-site communal gym and bike storage area. In the heart of St. Helier, this property also offers an array of bars, restaurants and shops close to hand, plus the park and beach are just meters away. For more information or to arrange a viewing please call us on 01534 717100, alternatively email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**

The Channel Island Estate Agent



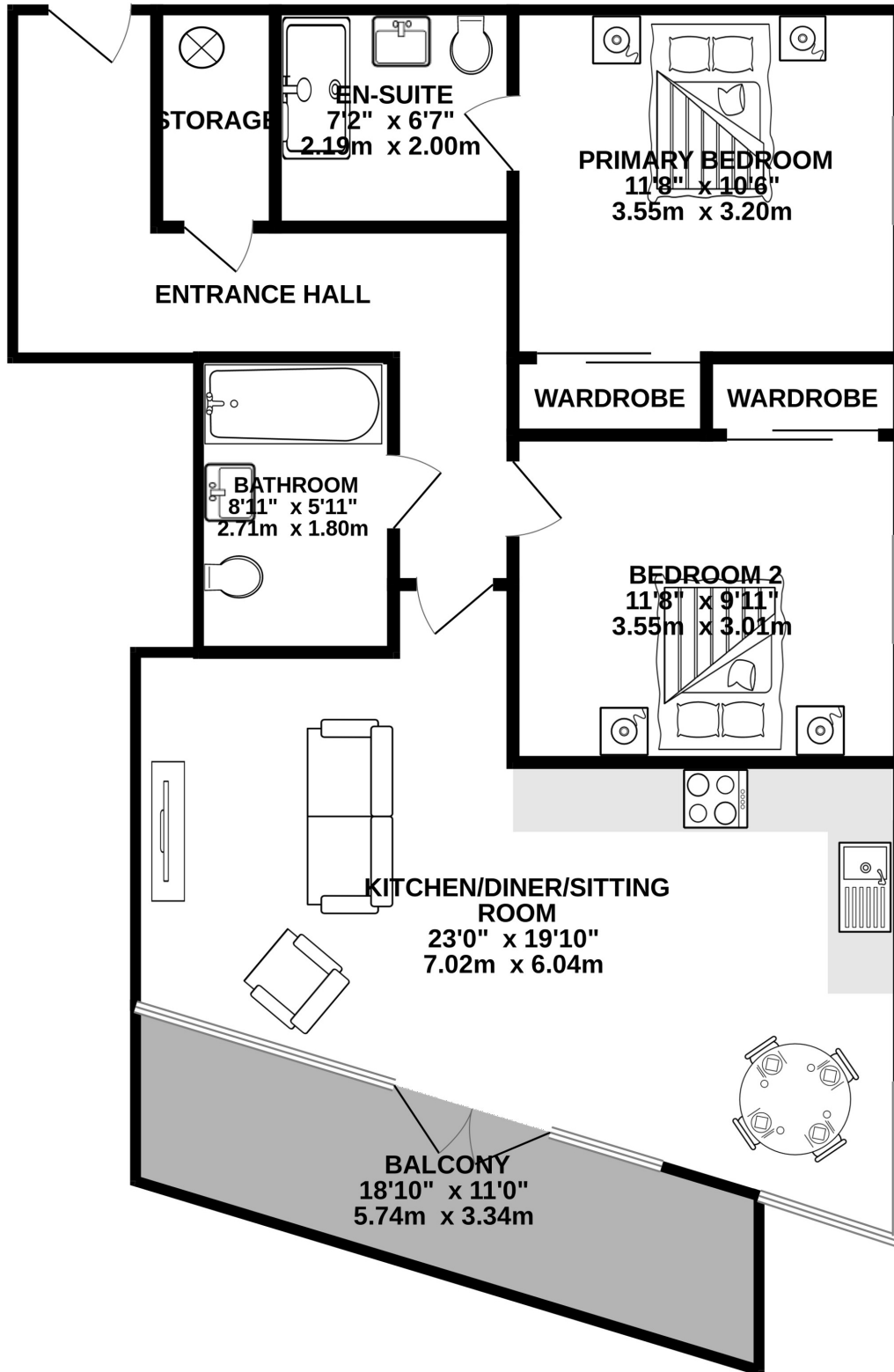








THIRD FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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.

**THIRD FLOOR**

<b>Entrance Hall</b>	15'1 x 17'4
<b>Kitchen/Dining/Sitting Room</b>	23'0 x 19'10
<b>Balcony</b>	18'10 x 11'0
<b>Primary Bedroom</b>	11'8 x 10'8
<b>En-suite</b>	7'2 x 6'7
<b>Bedroom Two</b>	11'8 x 9'11
<b>Bathroom</b>	5'11 x 8'11
<b>Storage</b>	3'7 x 6'7

**KEY FACTS**

Two bedrooms, two bathrooms  
 Communal gym and bike storage area  
 Low maintenance living  
 Presented in walk-in condition  
 Ideal buy-to-let investment  
 Secure undercover parking for one vehicle  
 Second parking space available to purchase if required  
 Short walk to St Helier town centre and the beach  
 Generously sized balcony with far reaching sea views  
 Vacant so onward chain

**SERVICES**

Mains water services

**DRAINAGE**

Mains drainage

**HEATING**

Electric wall mounted heaters

**SERVICE CHARGE**

£895.97 per quarter

**TENURE**

Share Transfer with leasehold element (circa 145 years remaining)

**POTENTIAL RENTAL INCOME**

£2,200 per month

**INCLUSIONS**

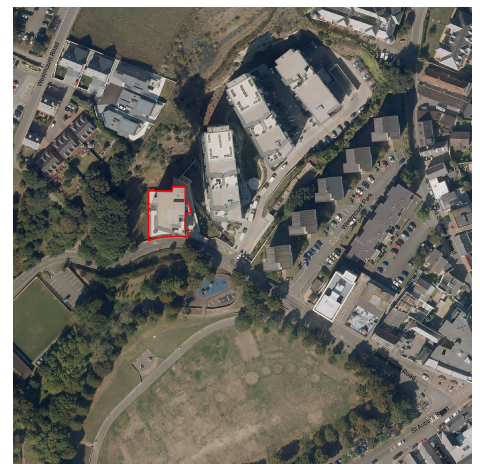
As per inventory

**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.

**£720,000**



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