

# VERNON HOUSE APT.1

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**560**

SQ FT

POA ST. HELIER

Livingroom is delighted to showcase this lovely, one-bedroom, duplex home. Situated within walking distance of St. Helier and the beach, 1 Vernon House, is a must-see. With allocated parking at the front of the property, which encompasses three apartments. The property comprises a large double bedroom with ample storage, a bathroom, a kitchen and a sitting/dining room. There is a shared use of the courtyard outside space. Please call Livingroom on 01534 717100 to arrange a viewing.



**LIVINGROOM**

The Channel Island Estate Agent



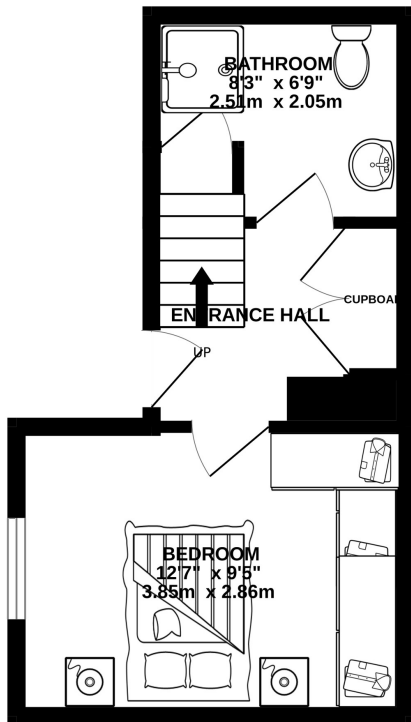




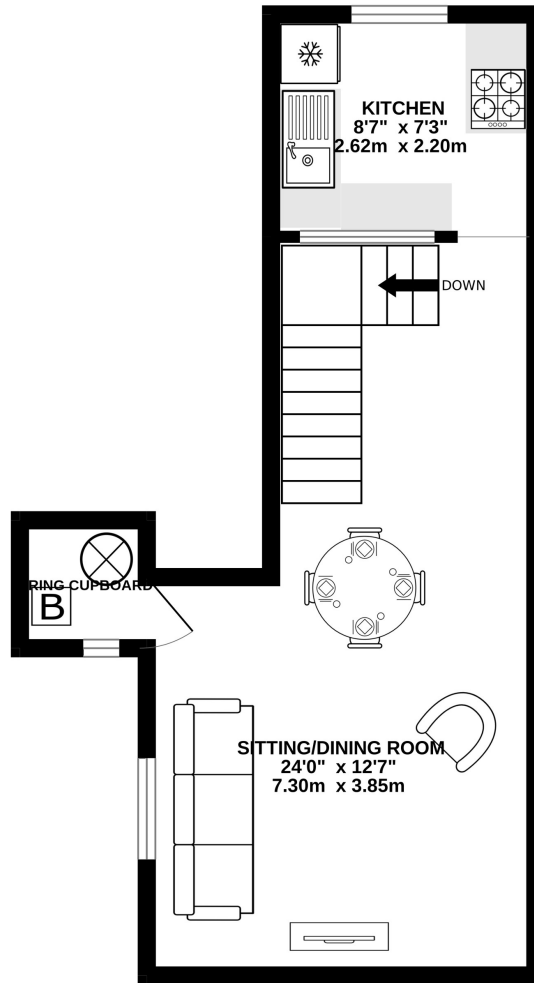




GROUND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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**GROUND FLOOR**

<b>Entrance Hall</b>	8'3 x 6'7
<b>Bedroom</b>	12'7 x 9'5
<b>Bathroom</b>	8'3 x 6'9

**FIRST FLOOR**

<b>Kitchen</b>	8'7 x 7'3
<b>Sitting/Dining Room</b>	12'7 x 24'0

**KEY FACTS**

Great location within walking distance to town, beach and shops  
Designated parking for one car  
Duplex layout  
Use of a shared courtyard

Large double bedroom with built-in storage

**DRAINAGE**

Mains drainage  
Mains water

**HEATING**

Gas central heating

**APPLIANCES**

Hotpoint fridge freezer  
Hotpoint single oven

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

First Tower  
Haute Vallee

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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.

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**POA**



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