

# HAUTMONT HOUSE APT.16

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**592**

SQ FT

**4.7%**

YIELD

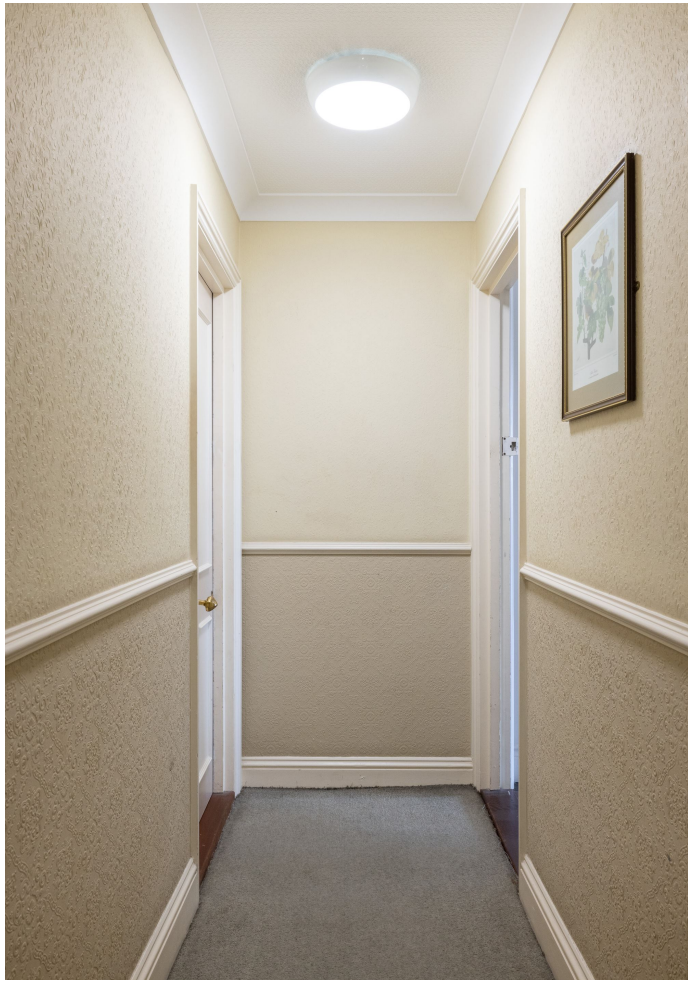
**£329,000 ST. HELIER**

Located on the second floor of an iconic building directly opposite Jersey College for Girls, this bright and spacious one-bedroom apartment is a great option as a first step on the property ladder. The apartment consists of an entrance hall with a large store cupboard, bathroom, open plan sitting/dining room/kitchen, and a double bedroom with built-in wardrobes. There are far-reaching views over the rooftops of St. Helier and towards the sea. Set back away from the road on the outskirts of town with an allocated parking space, a separate storeroom, a shared laundry room, and a bike shed, this is not to be missed. For more information or to arrange a viewing please contact us at [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) or call 717100.



**LIVINGROOM**

The Channel Island Estate Agent



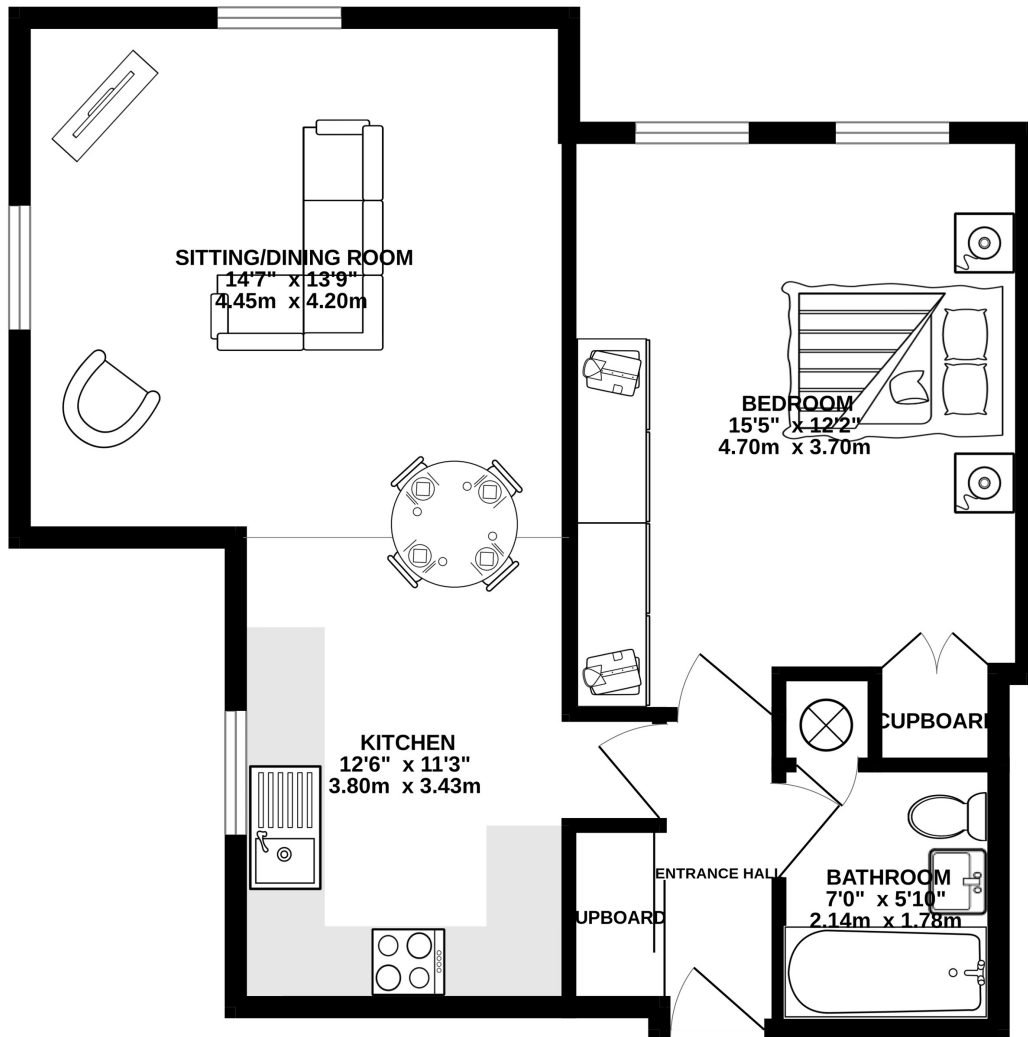








SECOND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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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**SECOND FLOOR**

<b>Entrance Hall</b>	3'2 x 8'4
<b>Kitchen</b>	11'3 x 12'6
<b>Sitting/Dining Room</b>	14'7 x 13'9
<b>Bedroom</b>	12'2 x 15'5
<b>Bathroom</b>	5'10 x 7'0

**KEY FACTS**

One bed, one bathroom  
Large double bedroom with fitted wardrobes  
Spacious open plan kitchen/dining/sitting room  
Located in a peaceful town outskirts area  
Rooftops and distant sea views  
No forward chain  
Second floor, no lift access  
Private store cupboard and communal bike store  
Allocated parking for one vehicle plus visitor spaces

**SERVICES**

Mains drains and water

**HEATING**

Electric radiators

**POTENTIAL RENTAL INCOME**

£1300

**SERVICE CHARGE**

£218.62 pcm

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Springfield  
Grainville

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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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**£329,000**



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