

# 13 ROYAL CRESCENT APT.2

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**347**

SQ FT

**4.8%**

YIELD

£299,000 ST. HELIER

This centrally located apartment offers the convenience of being within walking distance of the centre of St Helier and all local amenities. The property also benefits from a designated parking space. With vacant possession, this apartment is ready for you to move in and make your own. A perfect investment property. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**

The Channel Island Estate Agent



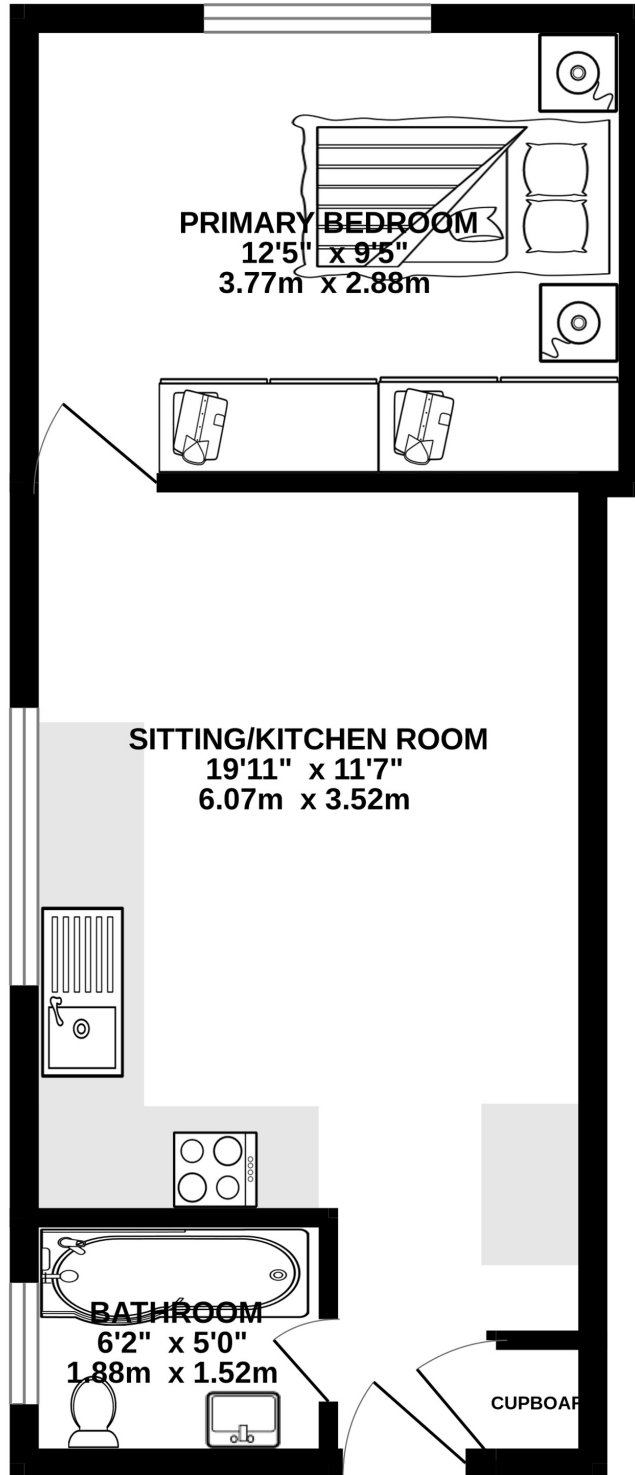








FIRST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 347 sq.ft. (32.2 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.

**FIRST FLOOR**

<b>Sitting/Kitchen room</b>	19'11 x 11'7
<b>Bathroom</b>	6'2 x 5'0
<b>Primary Bedroom</b>	12'5 x 9'5

**KEY FACTS**

Vacant possession  
Great investment property with 4.2% return  
Designated parking space  
Great first step onto the property ladder  
Fitted storage in the bedroom  
Recently rented out at £1200 p/m

**SERVICES**

Mains water

**DRAINAGE**

Mains drainage

**HEATING**

Wall mounted central heating

**APPLIANCES**

As per inventory

**SCHOOL CATCHMENT**

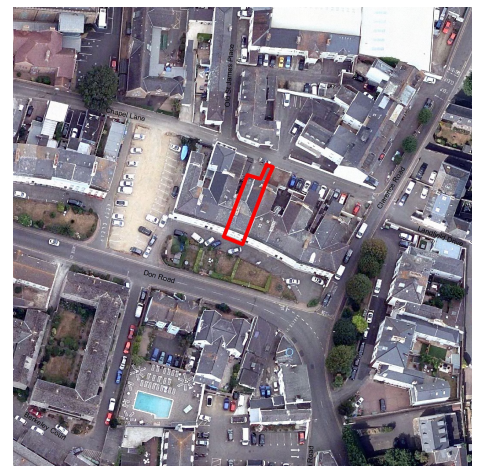
Springfield  
Grainville

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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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**£299,000**



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