

# S704 HORIZON

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**480**

SQ FT

**4.4%**

YIELD

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**£375,000 ST. HELIER**

Livingroom is delighted to offer the opportunity to purchase a brand-new seventh-floor, 480 sq. ft one-bedroom apartment within the South building of the much-coveted Horizon development. Marking a major investment in the future of St. Helier's landscape, this landmark waterside development will be a vibrant and exciting new community for residents, businesses, and restaurants, comprising 280 luxury apartments - designed by Skidmore, Owings & Merrill LLP (SOM), the world's most awarded international architecture firm. The development includes one, two and three-bedroom apartments, with lift access - some of which include secure parking spaces within the basement. Marking a major investment in the future of St. Helier's landscape, this landmark waterside development will be a vibrant and exciting new community for residents, businesses, and restaurants. For more information, please call us on 01534 717100 to avoid disappointment.



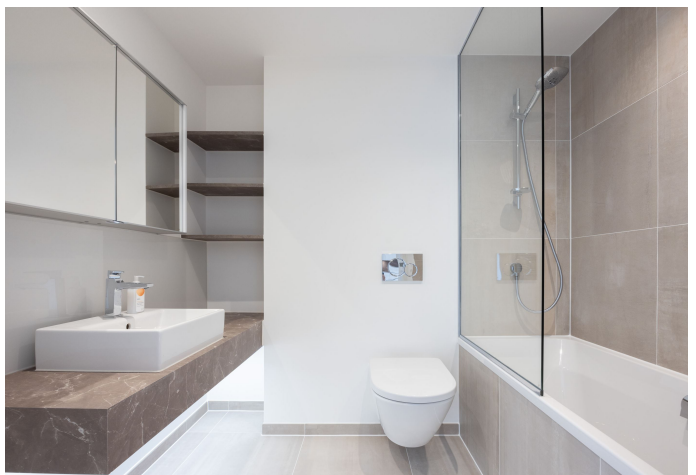
**LIVINGROOM**

The Channel Island Estate Agent

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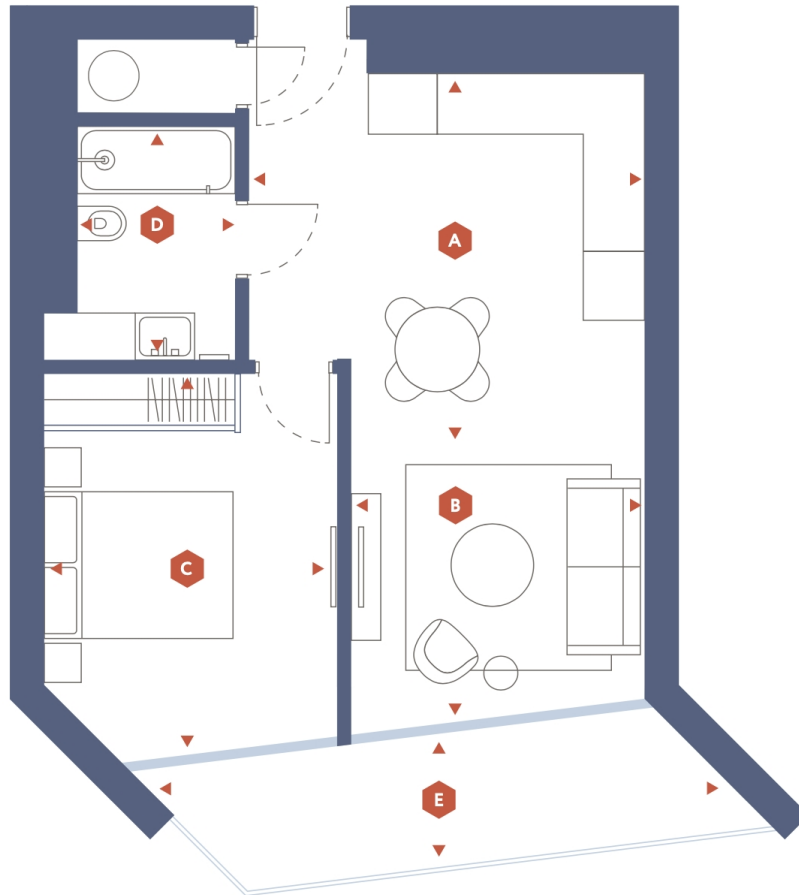












▼ Gross Internal Area

**44.65m<sup>2</sup> / 480.43 ft<sup>2</sup>**

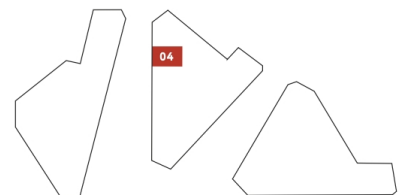
▼ External Dimensions

**7.85m<sup>2</sup> / 84.5 ft<sup>2</sup>**

▼ Approximate Room Dimensions

**A - W: 4.1 m / 13 ft X L: 6.79 m / 22.3 ft**  
**B - W: 3.09 m / 10.1 ft X L: 6.79 m / 22.3 ft**  
**C - W: 3.09 m / 10.1 ft X L: 4.05 m / 13.3 ft**  
**D - W: 2.4 m / 7.8 ft X L: 1.72 m / 5.6 ft**  
**E - W: 1.81 m / 5.9 ft X L: 5.52 m / 18.1 ft**

▼ Locator



**SEVENTH FLOOR**

<b>Kitchen/Dining Room</b>	13'0 x 22'3
<b>Sitting Room</b>	10'1 x 22'3
<b>Bedroom</b>	10'1 x 13'3
<b>Bathroom</b>	7'8 x 5'6
<b>Balcony</b>	5'9 x 18'1

**KEY FACTS**

Fully equipped kitchen with Bosch appliances  
Newly constructed Horizon apartment  
Balcony with marina and sea views  
Seventh floor with lift access  
Close to all town amenities  
Available immediately

**SERVICES**

Mains drains and water

**HEATING**

Electric wall mounted heaters

**OTHER INFORMATION**

Thermal and solar protected double glazing

**CURRENT RENTAL INCOME**

£1,375.00 pcm

**SERVICE CHARGE**

£630.91 per quarter (no A/C)

Managed by Maillards

Pets allowed by arrangement

**TENURE**

Share Transfer

**INCLUSIONS**

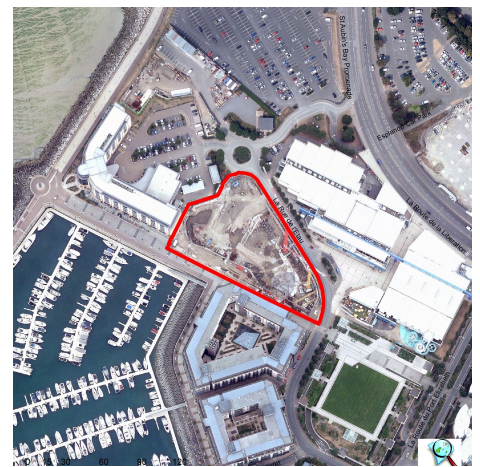
As per inventory

**SCHOOL CATCHMENT**

Rouge Bouillon  
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.

**£375,000**



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