

Cavell House, College Gardens Apt.B401

SOLE AGENT



2

BEDROOMS

2

BATHROOMS

747

SQ FT

4.2%

YIELD

£595,000 ST. HELIER

SHARE TRANSFER. Livingroom is delighted to offer this luxury top-floor apartment located within Cavell House at the prestigious College Gardens development. The accommodation comprises an entrance hall with storage/utility cupboard, a spacious open plan kitchen/dining/sitting room with access to a private balcony, light and bright room with stunning town/rooftop views. Two double bedrooms with the primary being En-suite and house bathroom. Externally, there is one designated undercover parking space, visitor spaces and a private store cupboard. Lastly, the apartment benefits from the use of beautifully maintained communal lawned gardens with numerous eating areas, tables, benches, table tennis and a communal gym available to all residents. For more information or to arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com to avoid disappointment.

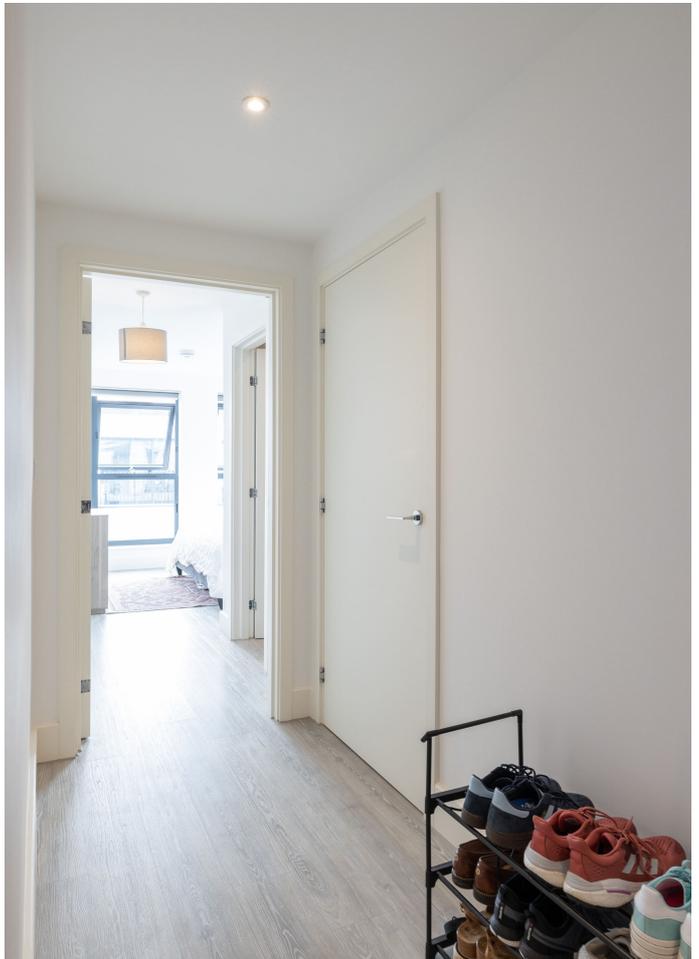


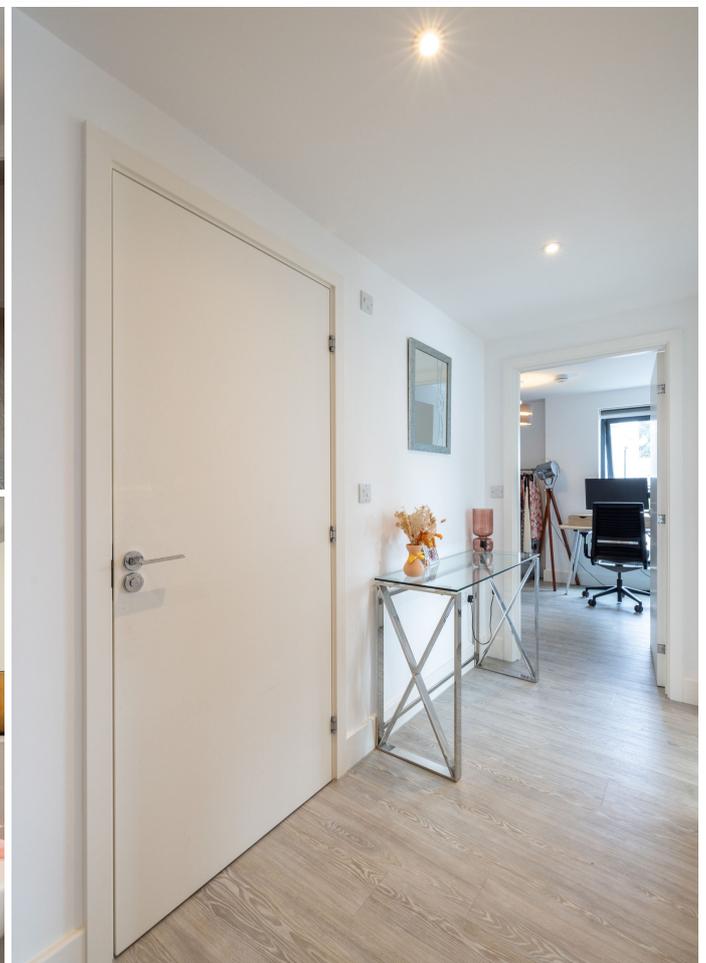
LIVINGROOM

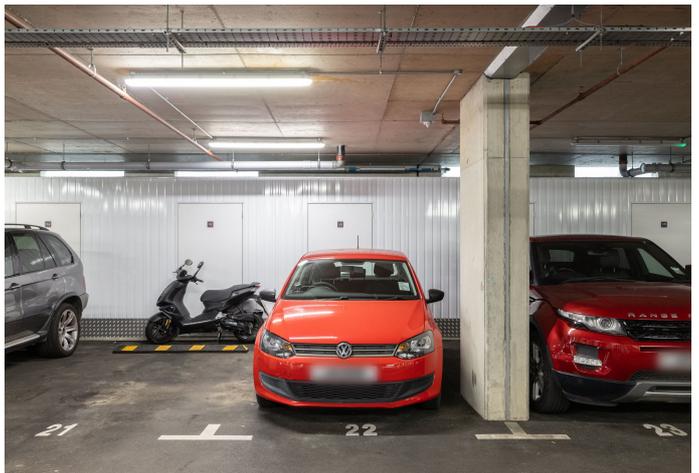
The Channel Island Estate Agent



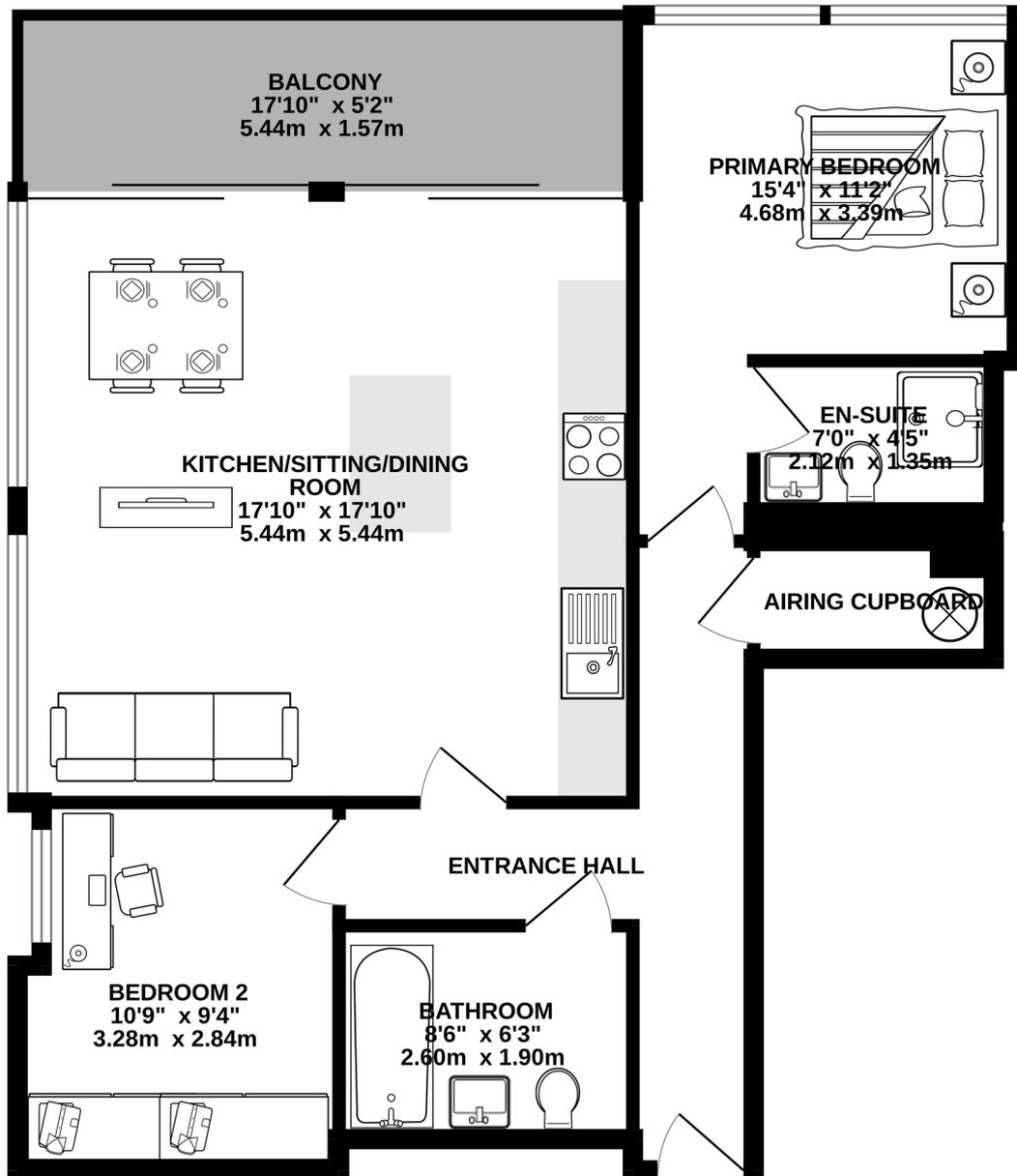








FOURTH FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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.

Made with Metropix ©2023

FOURTH FLOOR

Entrance Hall	12'0 x 18'5
Kitchen/Sitting/Dining Room	17'10 x 17'10
Balcony	17'10 x 5'2
Primary Bedroom	11'2 x 15'4
En-suite	7'0 x 4'5
Bedroom Two	9'4 x 10'9
Bathroom	8'6 x 6'3
Airing Cupboard	7'0 x 3'5

KEY FACTS

Penthouse level offering privacy
Two bedroom, two bathroom
Great investment property
Private store cupboard
Ideal lock up and leave
One parking space

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout

SERVICE CHARGE

£780 per quarter

MANAGING AGENT

ND Management

PARKING SPACE

No22

CURRENT RENTAL INCOME

£2,100 PCM

TENURE

Share Transfer

INCLUSIONS

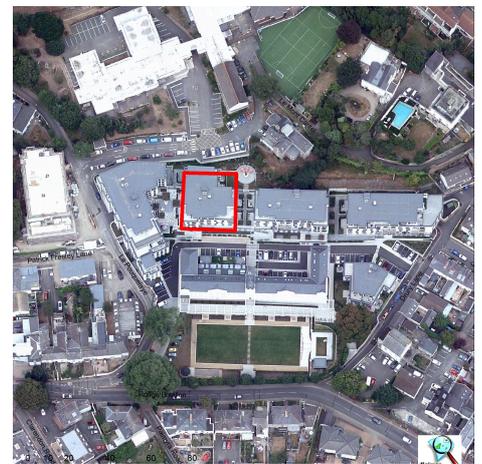
As per inventory

SCHOOL CATCHMENT

Janvrin
Grainville

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.

£595,000



LIVINGROOM
The Channel Island Estate Agent