

# SILVERTIDE APT.5

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**346**

SQ FT

**3.7%**

YIELD

**£355,000 ST. HELIER**

Share Transfer: Livingroom is delighted to offer this one-bedroom apartment that's new to the market for the first time in over ten years! Desirably located at Havre des Pas, St. Helier. This immaculate apartment offers a bright and airy open-plan eat-in kitchen/dining/sitting area, a house bathroom and a large double bedroom. Externally the property boasts a communal seafront terrace, a communal store room and private access to the beach. The perfect property for beach lovers or to get onto the property ladder! 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





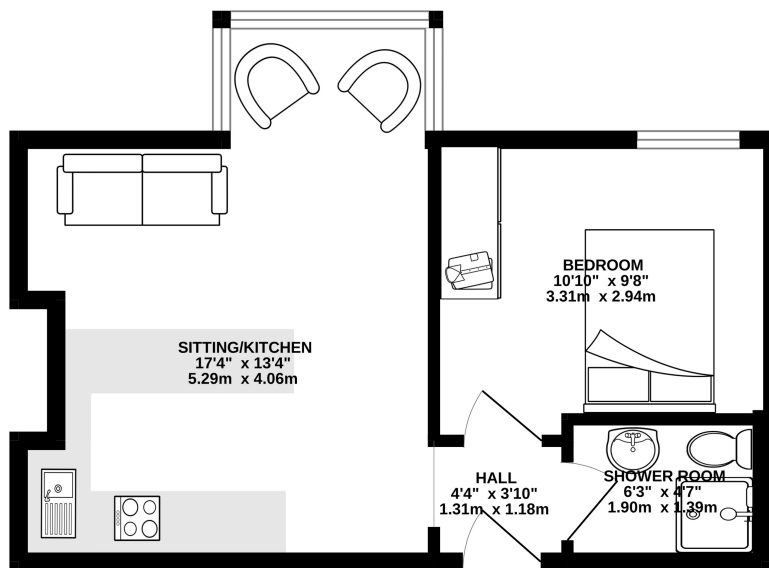








FIRST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 346 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 can be given for their operation.

**FIRST FLOOR**

|                 |             |
|-----------------|-------------|
| Hall            | 4'4 x 3'10  |
| Sitting/Kitchen | 17'4 x 13'4 |
| Bedroom         | 10'10 x 9'8 |
| Shower Room     | 6'3 x 4'7   |

**KEY FACTS**

- One bedroom, one bathroom
- Ideal lock up and leave
- Communal sun terrace
- Close to all amenities
- Private beach access
- Walk in condition

**SERVICES**

- Mains water
- Mains drains

**HEATING**

- Electric wall mounted heaters

**SERVICE CHARGE**

- £130 pcm

**MANAGING AGENT**

- Rudwin management

**LISTED**

- Grade 3

**TENURE**

- Share Transfer

**POTENTIAL RENTAL INCOME**

- £1100 pcm

**INCLUSIONS**

- As per inventory

**SCHOOL CATCHMENT**

- St Luke
- Le Rocquier

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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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**£355,000**



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