

25 DUHAMEL PLACE APT.1

SOLE AGENT



1

BEDROOM

1

BATHROOM

599

SQ FT

4.4%

YIELD

£370,000 ST. HELIER

This spacious one-bedroom apartment is situated on the ground floor within a converted Victorian house on a quiet residential street in St. Helier. Centrally located and offering the convenience of being within walking distance of the centre of St. Helier and all local amenities. It has a spacious sitting room with patio doors out to a rear outside area with a small, private outside area also to the front of the property. There is a separate kitchen, modern bathroom and a good-sized double bedroom. The property also benefits from a designated parking space which can double up as useable patio space if not required for a vehicle. This apartment is ready for you to move in and make your own. A perfect first step on the property ladder or as an investment property. To book a viewing please call Livingroom on 01534 717100 or email jersey@livingroomproperty.com



LIVINGROOM

The Channel Island Estate Agent



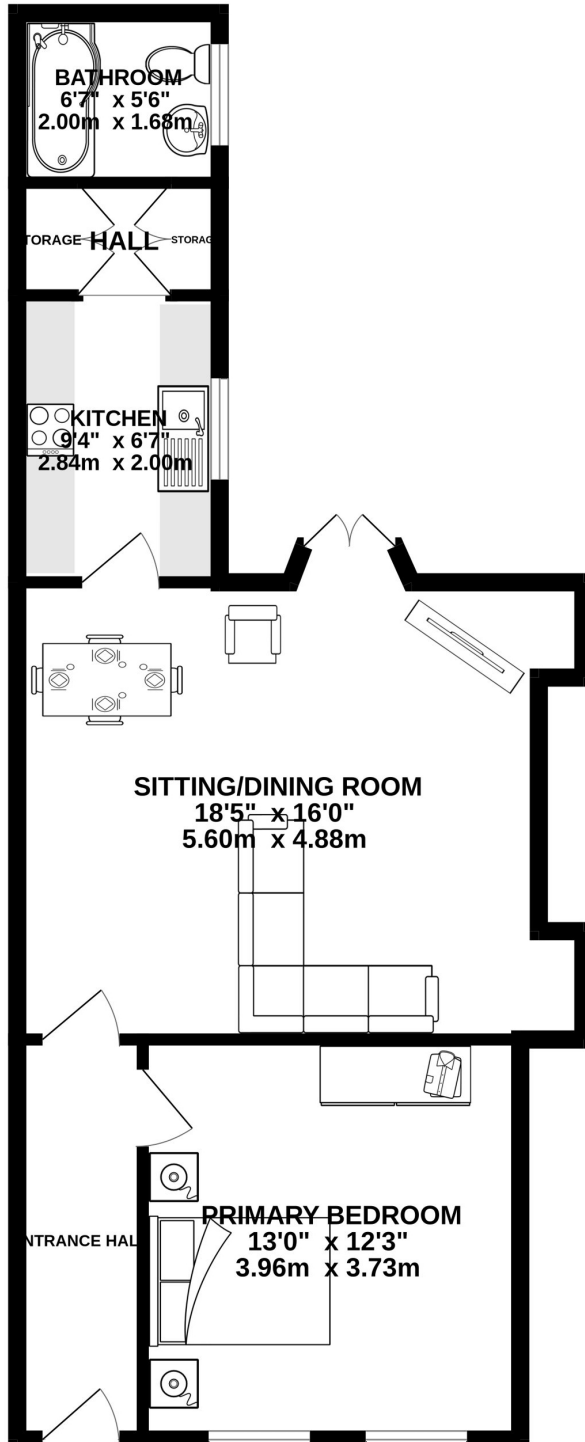








LOWER GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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.

LOWER GROUND FLOOR

Primary Bedroom	13'0 x 12'3
Sitting/Dining Room	18'5 x 16'0
Kitchen	9'4 x 6'7
Bathroom	6'7 x 5'6

KEY FACTS

Ground floor - one bed, one bathroom
Large double bedroom
Spacious sitting room/diner with patio doors to outside space/ parking
Located in a peaceful town area on a quiet residential street
Separate kitchen
Outside area to front and rear
Parking for one vehicle (with restrictions as tandem parked with neighbour)

SERVICES

Mains drains and water

HEATING

Electric radiators

POTENTIAL RENTAL INCOME

£1350 pcm

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.

£370,000



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