

10 GROSVENOR TERRACE APT.5

SOLE AGENT



2

BEDROOMS

1

BATHROOM

542

SQ FT

4.8%

YIELD

£399,000 ST. HELIER

FLYING FREEHOLD - This spacious to-floor two-bedroom apartment is conveniently located in St. Helier with an array of shops, restaurants and bars close to hand and the town centre within a short stroll. This immaculately presented apartment comprises; a welcoming entrance hall, an open plan sitting room with an eye-catching feature wall, a kitchen/dining area, two double bedrooms, and a house bathroom. Although there is no parking on the property, there is ample on-street parking. Early viewing is highly recommended and for more information or to arrange a viewing please call us on 01534 717100 or alternatively, email jersey@livingroomproperty.com to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent



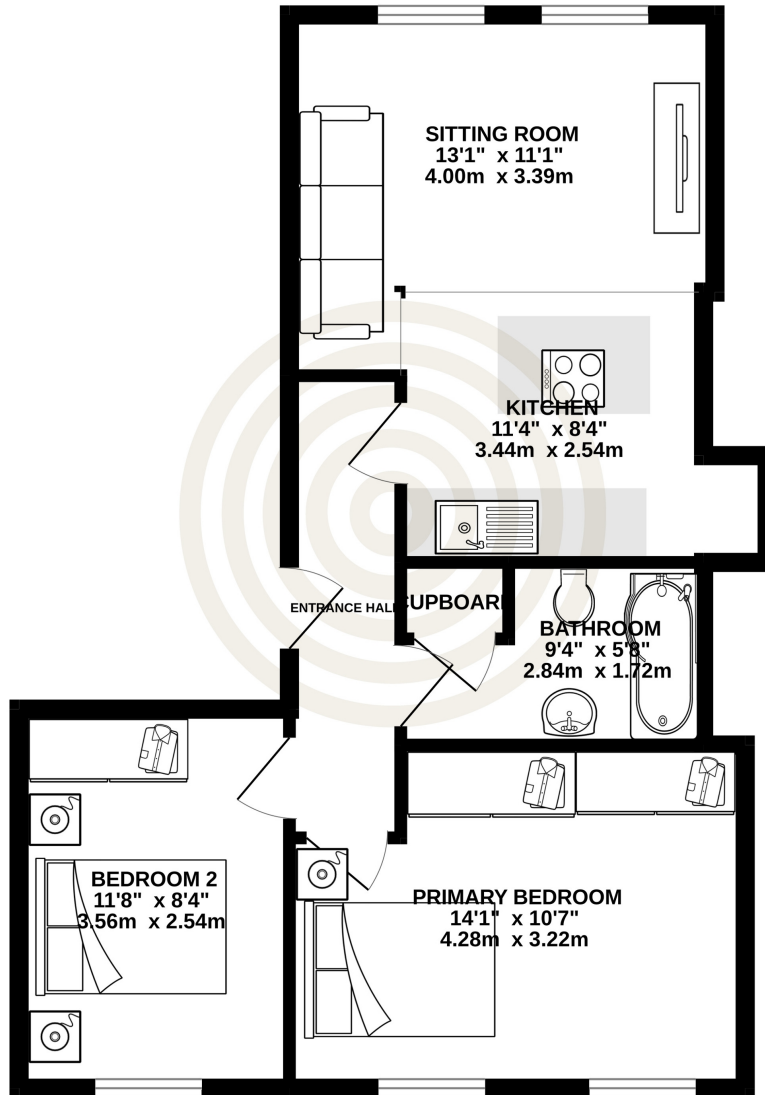








THIRD FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.4 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.

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THIRD FLOOR

Sitting Room	13'1 x 11'1
Kitchen	11'4 x 8'4
Primary Bedroom	14'1 x 10'7
Bedroom 2	11'8 x 8'4
Bathroom	9'4 x 5'8

KEY FACTS

Immaculate condition throughout
Conveniently located in St. Helier
Two bedrooms, one bathroom
Located on the top floor
Ideal lock up and leave
Walk to work

SERVICES

Mains water
Mains drains

HEATING

Electric underfloor heating throughout

SERVICE CHARGE

£80.09p pcm

MANAGING AGENT

APM (Advance Property Management)

TENURE

Flying freehold

POTENTIAL RENTAL INCOME

£1600 pcm

INCLUSIONS

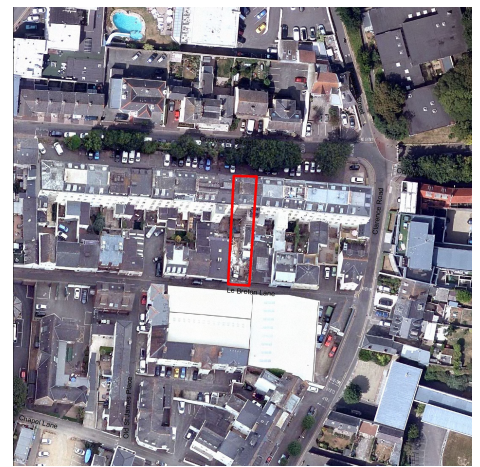
As per inventory

SCHOOL CATCHMENT

Springfield
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.

£399,000



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