

W409 HORIZON



1

BEDROOM

1

BATHROOM

477

SQ FT

4.2%

YIELD

£390,000 ST. HELIER

INVESTMENT ONLY: Livingroom is delighted to offer the opportunity to purchase a fourth-floor, one-bedroom apartment within the West building of the much-coveted Horizon development. W409 comprises one bedroom, a house bathroom and an open plan kitchen/dining area. 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. The stunning development comprises 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, all 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. Due for completion in November...



LIVINGROOM
The Channel Island Estate Agent

C O M I N G
S O O N JSY SALES



LIVINGROOM
The Channel Island Estate Agent





FOURTH FLOOR

| | |
|----------------------------|-------------|
| Kitchen | 9'8 x 23'6 |
| Sitting/Dining Room | 13'5 x 23'3 |
| Bedroom | 9'8 x 11'5 |
| Bathroom | 5'6 x 7'9 |
| Balcony | 17'7 x 7'9 |

KEY FACTS

Fully equipped kitchen with integrated appliances
Newly constructed Horizon apartment
One bedroom, one bathroom
Fourth floor with lift access
Close to all town amenities
Tenant in situ

SERVICES

Mains water
Mains drains

HEATING

Electric heating throughout

TENURE

Share transfer

SERVICE CHARGE

£667.41 per quarter

MANAGING AGENT

Maillard & Co

POTENTIAL RENTAL INCOME

Currently receiving £1350 pcm

ADDITIONAL INFORMATION

Leased from 30/11/2023 for 2 years

INCLUSIONS

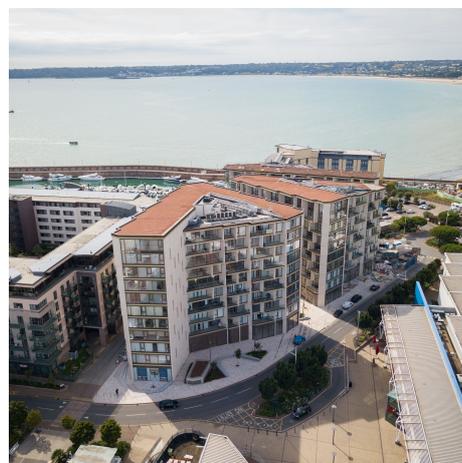
As per inventory

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.

£390,000



LIVINGROOM
The Channel Island Estate Agent