

5A LA PETITE ETOILE

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

944

SQ FT

4.5%

YIELD

£630,000 ST. HELIER

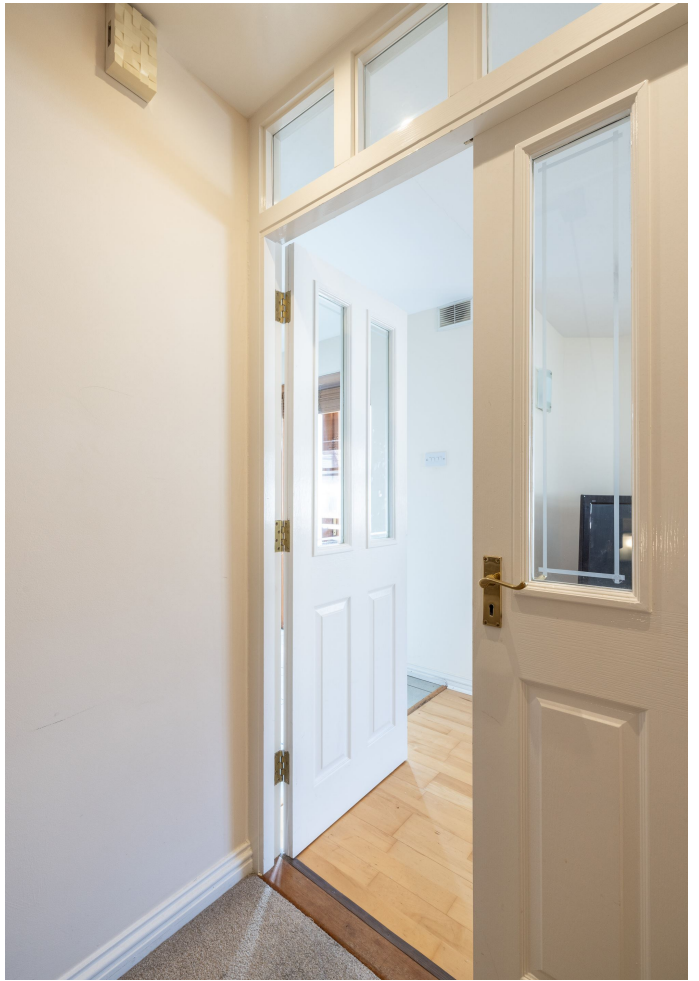
This conveniently located townhouse is set out over three floors with a good-sized double bedroom with an En-suite shower room on the ground floor. Accommodation on the first floor comprises an open-plan Lounge/diner and kitchen with access to the southwest-facing balcony from the kitchen area. On the second floor are two additional good-sized double bedrooms and a house bathroom. Features include wood flooring in the lounge/diner and a selection of fitted wardrobes in one of the bedrooms. A good size garage provides housing for one car, or additional storage if required. There's parking for two further vehicles to the front. To arrange a viewing please call us on 01534 717100 or email jersey@livingroomproperty.com



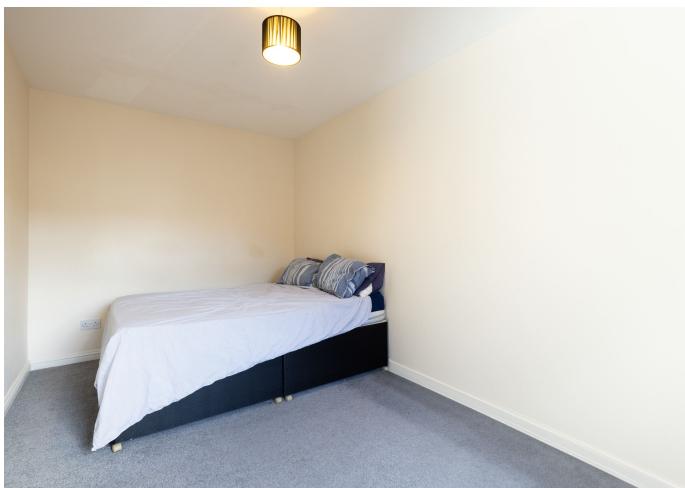
LIVINGROOM

The Channel Island Estate Agent



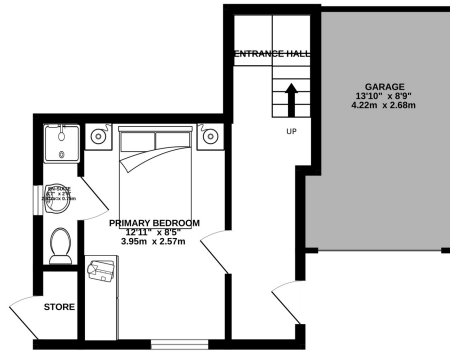




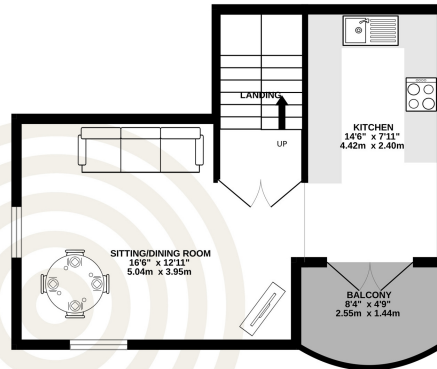




GROUND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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GROUND FLOOR

Entrance Hall	5'0 x 19'3
Primary Bedroom	8'5 x 12'11
En-suite	2'5 x 8'7
Garage	8'9 x 13'10
Store	2'5 x 4'5

FIRST FLOOR

Landing	5'0 x 9'9
Sitting/Dining Room	16'6 x 12'11
Kitchen	7'11 x 14'6
Balcony	8'4 x 4'9

SECOND FLOOR

Landing	6'1 x 10'4
Bedroom Two	10'10 x 12'11
Bedroom Three	8'1 x 14'3
Bathroom	6'1 x 8'5

KEY FACTS

A stone's throw from the town centre but located in a quiet residential street
 Three double bedrooms, two bathrooms
 Open plan sitting room, dining and kitchen
 Southwest facing balcony
 Great alternative to an apartment
 Currently tenanted so available as investment or to private buyer
 Single garage and additional two parking spaces to the front
 No onward chain and motivated vendor

SERVICES

Mains water services

DRAINAGE

Mains drains

HEATING

Wet electric central heating with radiators

ADDITIONAL INFORMATION

New water cylinder installed 2022
 New house bathroom installed 2022

POTENTIAL RENTAL INCOME

£2,350 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.

£630,000



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