

WESTMOUNT B406



2

BEDROOMS

2

BATHROOMS

670

SQ FT

3.9%

YIELD

£570,000 ST. HELIER

SHARE TRANSFER - Livingroom is delighted to offer this fabulous fourth-floor apartment conveniently located in St. Helier within the prestigious and highly desirable Westmount development. This stunning 670 sq. ft apartment comprises superb open plan reception space with two bedrooms, and two bathrooms (one being en-suite) together with the inclusion of a generous balcony - perfect for entertaining. The epitome of modern 'easy living' throughout, this entirely lateral home has been carefully conceived with quality appliances and fixtures. This apartment also offers secure underground parking for one vehicle and access to the on-site gym and bike store. The perfect property for an investment 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 to avoid disappointment.



LIVINGROOM

The Channel Island Estate Agent





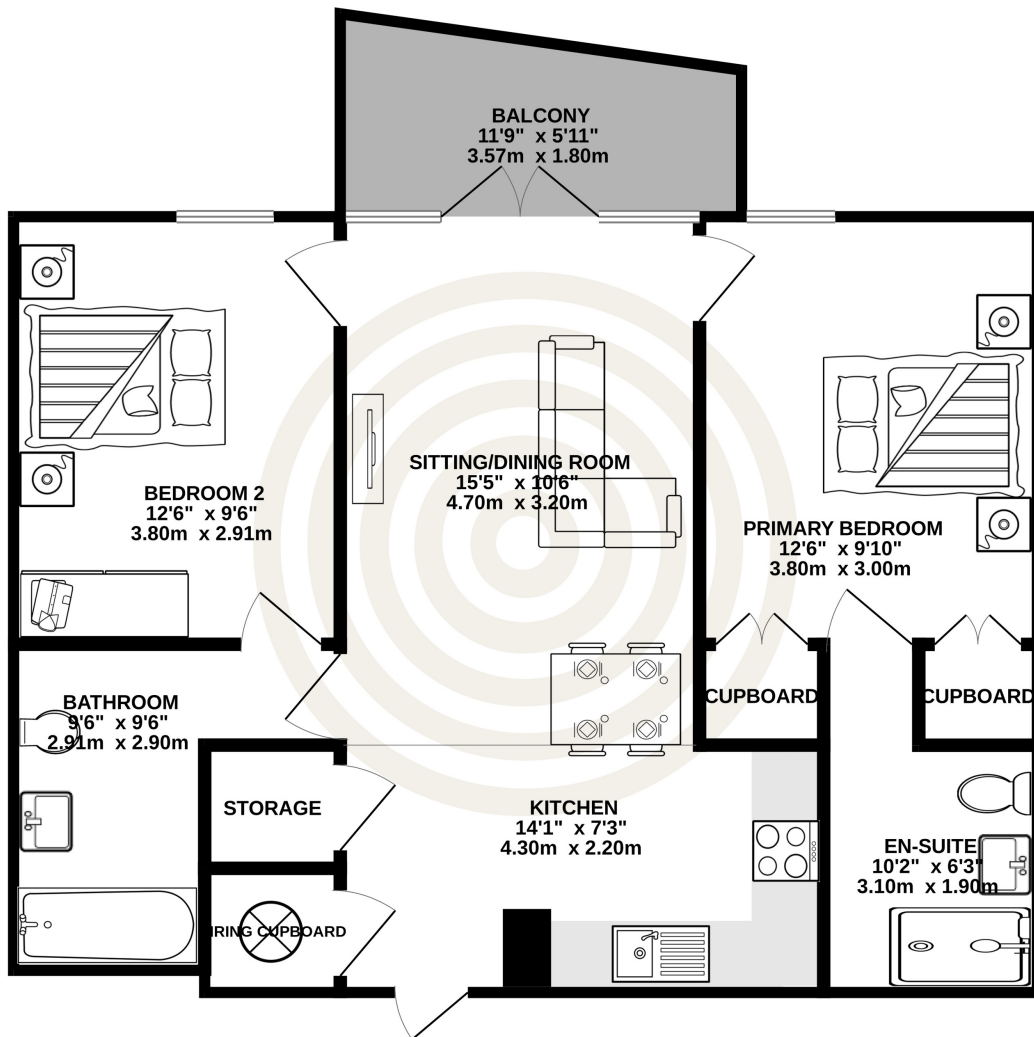








FOURTH FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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 as to their operability or efficiency can be given.

FOURTH FLOOR

Kitchen	14'1 x 7'3
Sitting/Dining Room	10'6 x 15'5
Primary Bedroom	9'10 x 12'8
En-suite	6'3 x 10'2
Bedroom Two	9'6 x 12'6
Bathroom	9'6 x 9'6
Balcony	11'9 x 5'11

KEY FACTS

Two bedrooms, two bathrooms
One undercover parking space
Located on the fourth floor
Ideal lock up and leave
Access to on site gym
Lift access

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout

SERVICE CHARGE

£229pcm

MANAGING AGENT

Assured Property Management

TENURE

Share Transfer

PARKING SPACE

No 174

POTENTIAL RENTAL INCOME

Currently receiving £1875pcm

INCLUSIONS

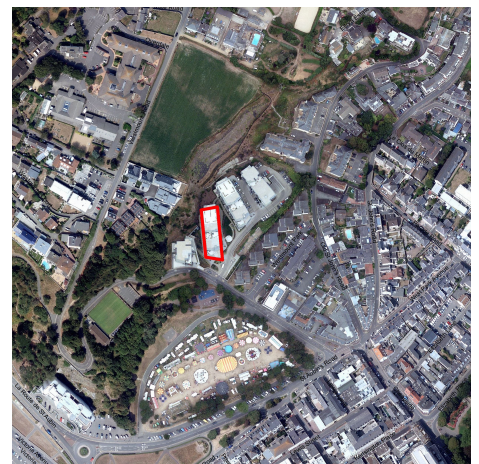
As per inventory

SCHOOL CATCHMENT

First Tower
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.

£570,000



LIVINGROOM
The Channel Island Estate Agent