

APARTMENT 3, THE VAULT



1

BEDROOM

1

BATHROOM

716

SQ FT

4.5%

YIELD

£360,000 ST. HELIER

716 sq. ft first floor apartment comprising entrance hall, internal store/utility, kitchen/sitting/dining room, double bedroom and bathroom. The Vault is a high-quality development, offering an exceptional opportunity for not only professional individuals but also first-time buyers and investors. The interiors have been designed with the use of Scandinavian tones and quality contrasting dark fixtures and fittings, providing a blank canvas for purchasers to add their style to the spaces. There is lift access to all floors and level surrounding street access, ensuring this development can cater for all. Please note there is no parking although spaces are available nearby alternatively you can apply for residents parking.



LIVINGROOM

The Channel Island Estate Agent



THE VAULT

25 NEW STREET

NEW STREET FACADE (CURRENTLY IN THE COURSE OF CONSTRUCTION)

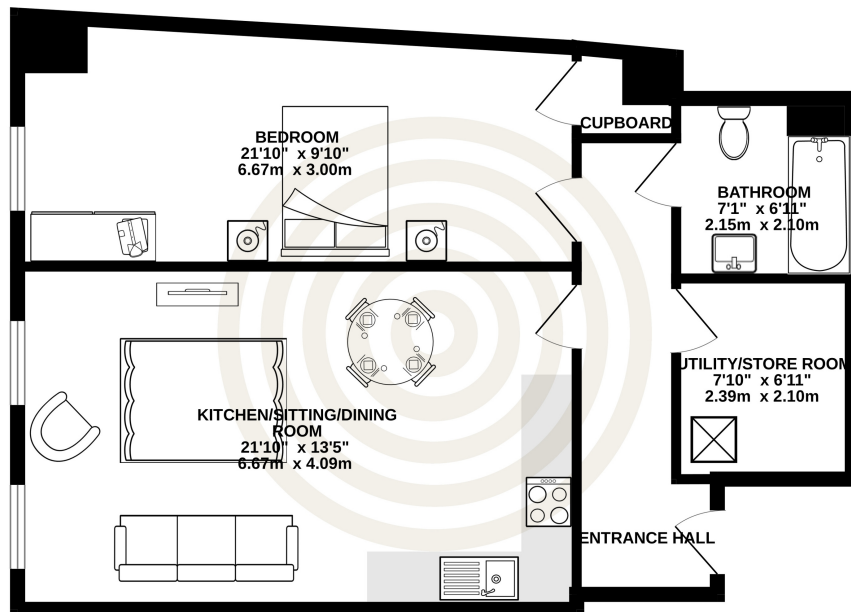








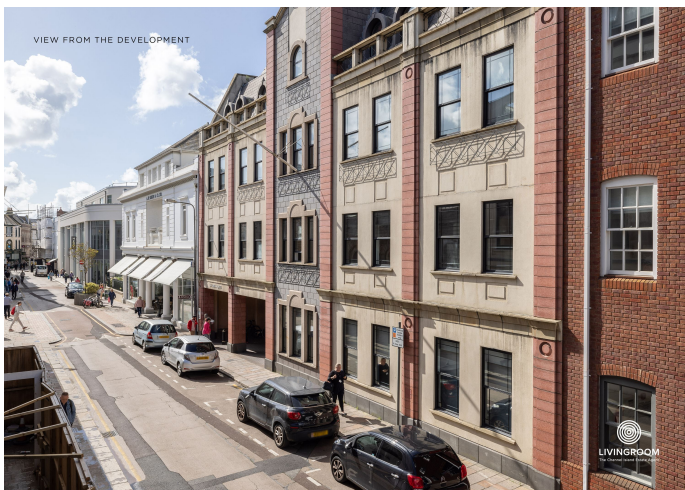
FIRST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA - 716 sq.ft. (66.5 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 is to be made as to their availability or performance.





FIRST FLOOR

Entrance Hall	5'6 x 17'10
Kitchen/Sitting/Dining Room	21'10 x 13'5
Bedroom	21'10 x 9'10
Bathroom	6'11 x 7'1
Utility/Store Room	6'11 x 7'10

KEY FACTS

All amenities within walking distance
One bedroom, one bathroom
Brand new development
Ideal lock up and leave
Available immediately
Walk to work
Lift access
No parking

SERVICES

Mains water
Mains drains

HEATING

Electric wall mounted heaters throughout
Underfloor heating in the bathroom

TENURE

Share Transfer

MANAGING AGENT

Rudwin Property Management

SERVICE CHARGE

£109.29 pcm

POTENTIAL RENTAL INCOME

£1350 pcm

INTERNAL SPECIFICATIONS AND FINISHES

KITCHEN/LOUNGE

Amtico sun bleached oak flooring
Integrated Samsung appliances
Modern design for town living with the use of light colours
and light timber finishes provides the ultimate urban look

BATHROOM

Infinita Tana bath with modern double ended design with contemporary black fittings

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.

£360,000



LIVINGROOM
The Channel Island Estate Agent