

APARTMENT 5, THE VAULT



2

BEDROOMS

1

BATHROOM

820

SQ FT

4.5%

YIELD

£475,000 ST. HELIER

820 sq. ft first floor apartment comprising entrance hall, internal store/utility, kitchen/sitting/dining room, two double bedrooms, bathroom, an external store and a large private terrace. 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



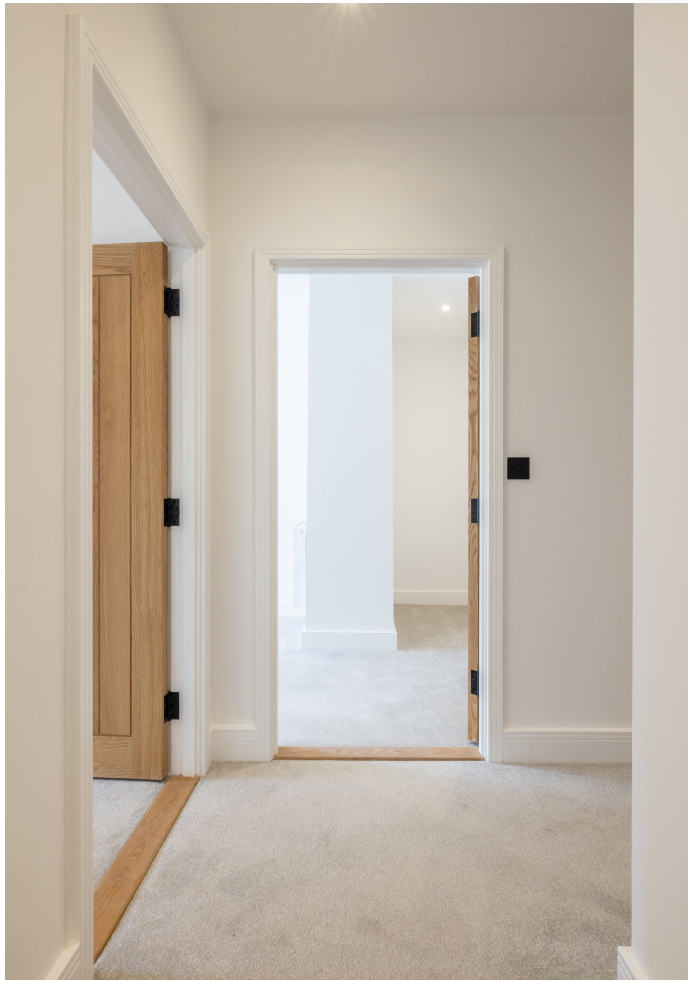
THE VAULT

25 NEW STREET

NEW STREET FACADE (CURRENTLY IN THE COURSE OF CONSTRUCTION)

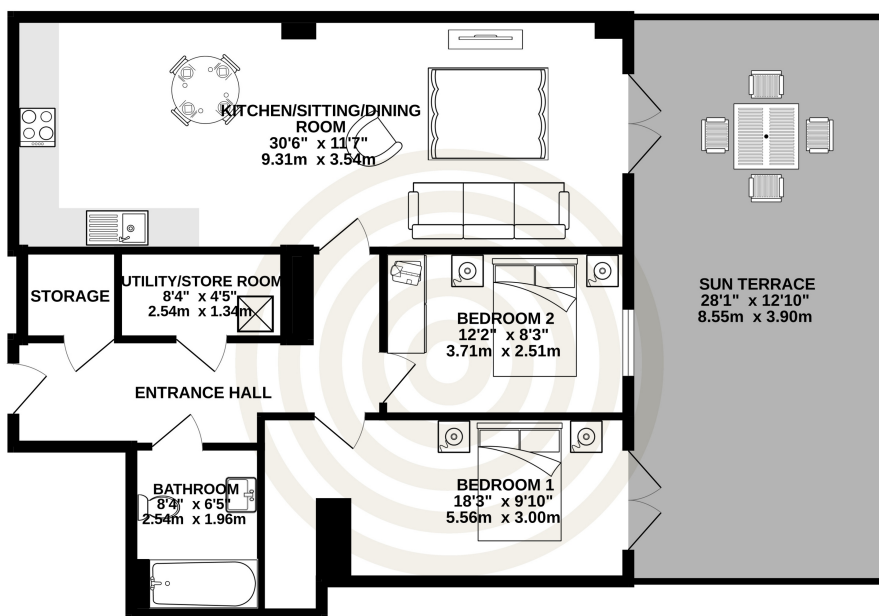






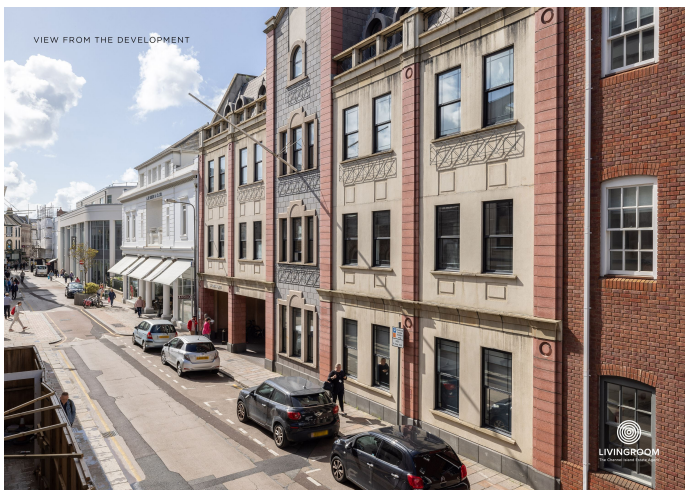


FIRST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.2 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 can be made for their availability or efficiency over time.





FIRST FLOOR

Entrance Hall	18'4 x 9'9
Kitchen/Sitting/Dining Room	30'6 x 11'7
Sun Terrace	12'10 x 28'1
Bedroom One	18'3 x 9'10
Bedroom Two	12'2 x 8'3
Bathroom	6'5 x 8'4
Utility/Store	8'4 x 4'5
Store	4'9 x 4'5

KEY FACTS

All amenities within walking distance
Two bedrooms, one bathroom
Brand new development
Ideal lock up and leave
Available immediately
Large private terrace
External store
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

£131.76 pcm

POTENTIAL RENTAL INCOME

£1800 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

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.

£475,000



LIVINGROOM
The Channel Island Estate Agent