

# E912 HORIZON



**3**

BEDROOMS

**3**

BATHROOMS

**1,182**

SQ FT

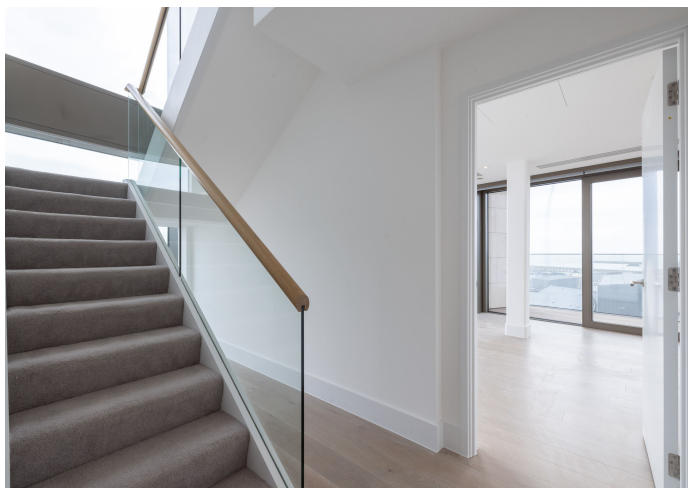
**£1,750,000 ST. HELIER**

Livingroom is delighted to offer this duplex apartment 912, situated over the ninth and tenth floors of Horizon East, elevated and occupying a corner position above Castle Quay with incredible, panoramic South-facing views over Elizabeth Castle and beyond. This 1,182 sq. ft, three-bedroom home boasts voluminous ceiling heights with floor-to-ceiling glazing - flooding the apartment with an abundance of natural light. The property comprises an entrance hall, three double bedrooms split over the two levels with built-in wardrobes and the primary with an En-suite, a house bathroom and a large open plan lounge/dining/kitchen area with integrated Miele appliances, flowing onto a large balcony. The penthouse also benefits from two underground tandem parking spaces and two store rooms. Marking a major investment in the future of St. Helier's landscape, this landmark waterside development forms part of a vibrant and exciting new St. Helier community with leisure, retail, hospitality and...



**LIVINGROOM**

The Channel Island Estate Agent





















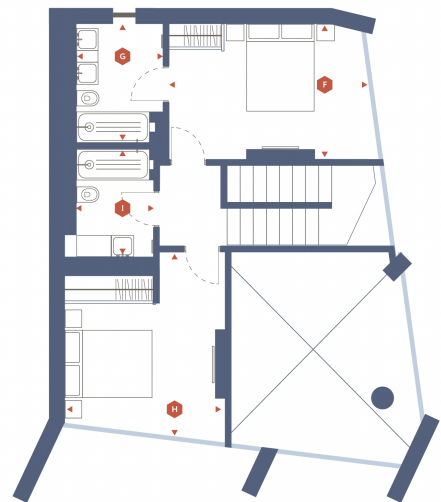


▼ Apartment numbers		▼ Type
E 9 1 2	LOWER LEVEL	13
NINTH		
▲ Floor		

▼ Apartment numbers		▼ Type
E 9 1 2	UPPER LEVEL	13
TENTH		
▲ Floor		



▼ Gross Internal Area	▼ Approximate Room Dimensions	▼ Locator
109.85m <sup>2</sup> / 1181.99 ft <sup>2</sup>	A - W: 4 m / 13.1 ft X: 4.4 m / 14.4 ft B - W: 3.3 m / 10.8 ft X: 3.3 m / 10.8 ft C - W: 4.2 m / 13.7 ft X: 2.9 m / 9.5 ft D - W: 1.7 m / 5.5 ft X: 2.4 m / 7.8 ft E - W: 1.5 m / 4.9 ft X: 4.5 m / 14.7 ft	
▼ External Dimensions		
6.41m <sup>2</sup> / 68.97 ft <sup>2</sup>		



	▼ Approximate Room Dimensions	▼ Locator
Upper-level	F - W: 4.3 m / 14.1 ft X: 2.6 m / 8.5 ft G - W: 3.2 m / 10.5 ft X: 1.22 m / 3.9 ft H - W: 3.6 m / 11.6 ft X: 1.49 m / 4.9 ft I - W: 1.2 m / 3.9 ft X: 2.4 m / 7.8 ft	

**FLOOR 9**

Lift access

Ninth Floor hall leading to:

**APARTMENT - ENTRANCE LEVEL**

Hallway

Kitchen/Dining 10'8 x 10'1

Sitting Room 13'1 x 14'4

Bedroom 3 13'7 x 8'5

Bathroom 5'5 x 7'8

Stairwell to:

**FIRST FLOOR LEVEL**

Hallway

Primary Bedroom 11'6 x 13'1

En-suite 5'5 x 7'8

Bedroom 2 14'1 x 8'5

En-suite 7'2 x 8'8

**KEY FACTS**

Luxury Horizon East duplex penthouse apartment

Exciting new St. Helier community with leisure, retail, hospitality and healthcare on your doorstep

Suitable for all with lift access from car park to apartment level

1182 sq ft of accommodation

Two parallel underground parking spaces in secure car park

Two lockable store rooms included

Brand new landmark waterside development

Panoramic views over the harbour and castle beyond

**SERVICES**

Mains water

Mains drainage

**HEATING & COOLING**

Electric heating and cooling system

**APPLIANCES**

Miele oven/hob and extractor

Miele fridge/freezer

Miele microwave

Washer/drier

**SERVICE CHARGE**

Approximately £1,500 per quarter

**SPECIFICATION**

Gold specification

**PARKING SPACES**

Two tandem designated secure parking spaces

Option to purchase an additional parking space

**STORE ROOMS**

Two designated store rooms

**OTHER INFORMATION**

**INCLUSIONS**

As per inventory

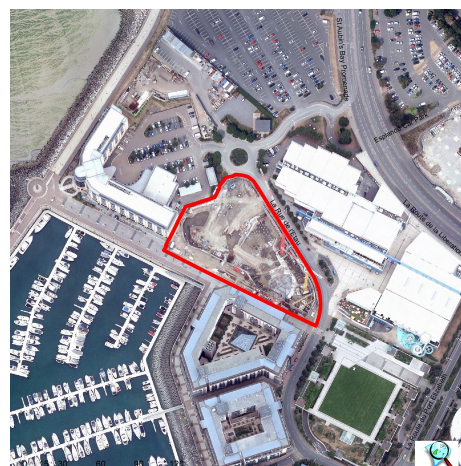
**SCHOOL CATCHMENT**

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.

**£1,750,000**



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