

# M23 THE SOANE

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**703**

SQ FT

**4.7%**

YIELD

## POA ST. HELIER

SHARE TRANSFER. Livingroom is delighted to introduce this fantastic apartment situated on the third floor (with lift access) of The Soane development. The bright and spacious accommodation comprises an entrance hall with a utility cupboard with a washing machine/dryer, an open plan kitchen with fitted appliances/a sitting room with access to a private balcony, two fitted double bedrooms and a bathroom. Centrally located within a stroll of St. Helier and amenities. For more information or to arrange a viewing please call us on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



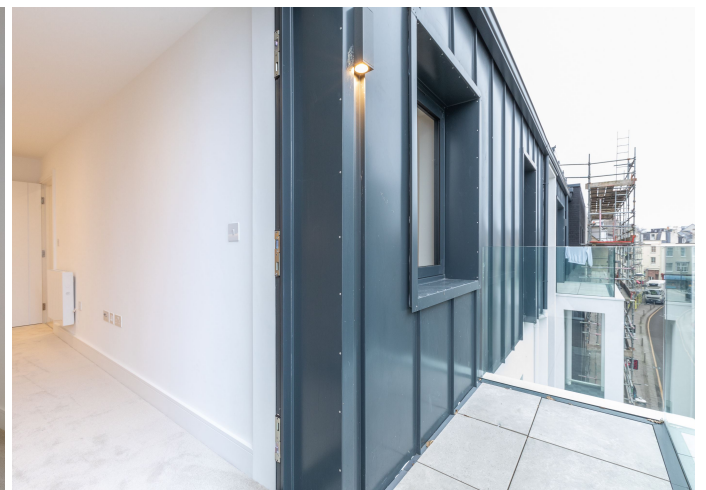
**LIVINGROOM**

The Channel Island Estate Agent





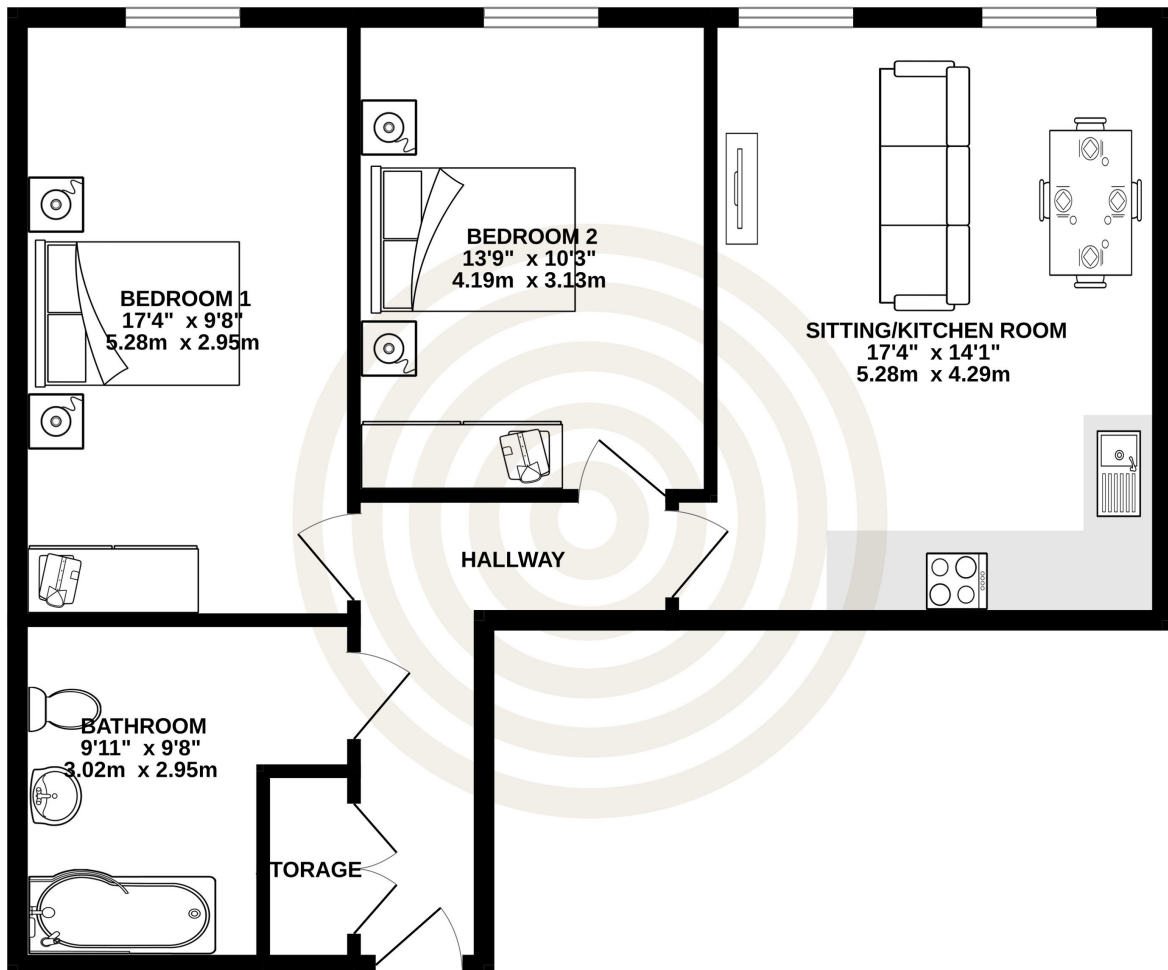








GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.

**THIRD FLOOR**

<b>Hallway</b>	13'6 x 9'2
<b>Sitting/Kitchen Room</b>	17'4 x 14'1
<b>Bedroom 1</b>	17'4 x 9'8
<b>Bathroom</b>	9'11 x 9'8
<b>Bedroom 2</b>	13;9 x 10'3

**KEY FACTS**

Third floor luxury apartment within The Soane development  
Within a short stroll of the town centre  
Open plan fully fitted kitchen/sitting room  
Private balcony  
Two double bedrooms with fitted wardrobes  
Ideal lock up & leave property

**SERVICES**

Mains drainage and water

**HEATING**

Electric heating throughout  
Underfloor heating in the bathroom

**APPLIANCES**

Neff oven, hob and extractor  
Neff fridge/freezer  
Neff dishwasher  
Neff microwave  
Candy washer/dryer

**POTENTIAL RENTAL INCOME**

£1,700 per month

**TENURE**

Share Transfer

**INCLUSIONS**

To include all items listed in the inventory

**SCHOOL CATCHMENT**

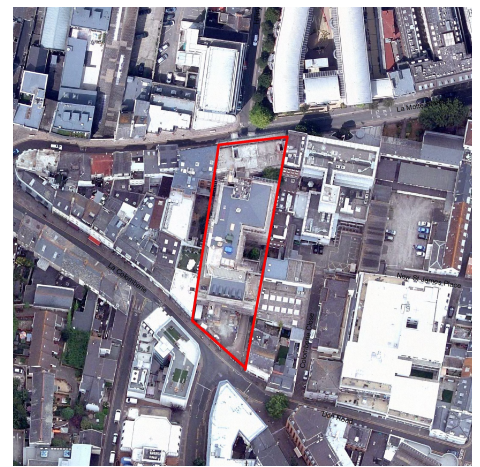
Springfield  
Grainville

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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.

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**POA**



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