

# 3 HARBOUR REACH

SOLE AGENT • OFFERS IN EXCESS OF



**2**

BEDROOMS

**2**

BATHROOMS

**691**

SQ FT

**4.4%**

YIELD

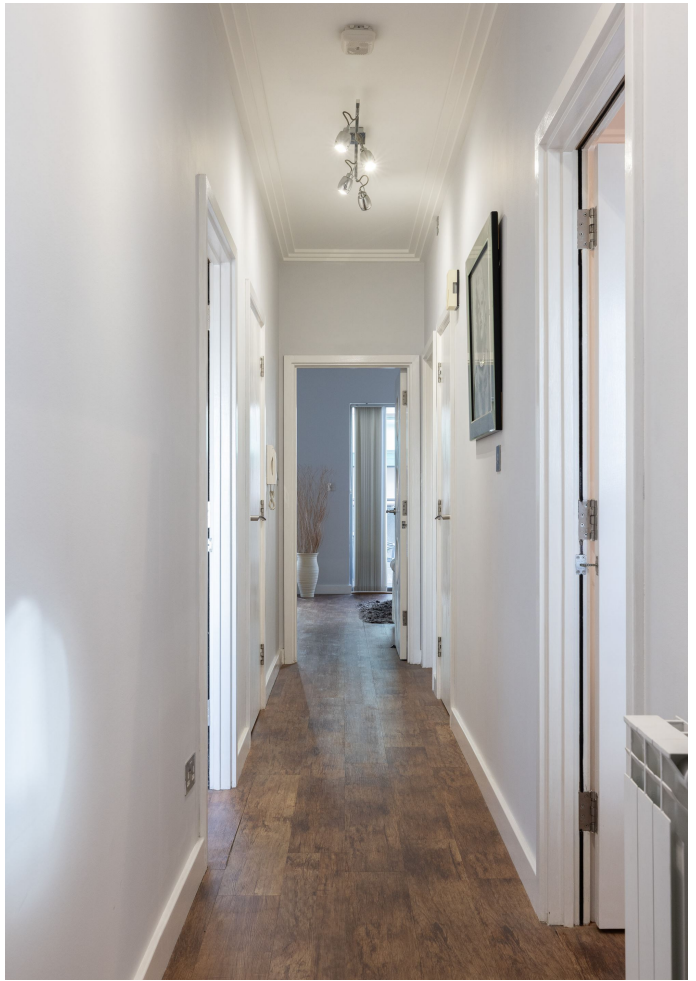
£515,000 ST. HELIER

No.3 Harbour Reach is situated adjacent to Elizabeth Marina, in the vibrant Waterfront community that is seeing great attraction from owner occupiers and investors alike. This superb first floor apartment boasts lateral living with two bedrooms and two bathrooms - meticulously maintained throughout. Elegantly presented, the apartment features a contemporary open-plan living area seamlessly connected to an 18'6" decked balcony with stunning views over the marina into the bay of St. Aubin. There are two bedrooms, both include fitted wardrobes. The primary double bedroom boasts an en-suite shower room whilst the second single bedroom also has space for a desk/home office - served by an adjacent family bathroom. Further benefits include a secure, underground parking space for one vehicle (with full lift access to the apartment) and spacious storage room. A superb apartment in a popular development.



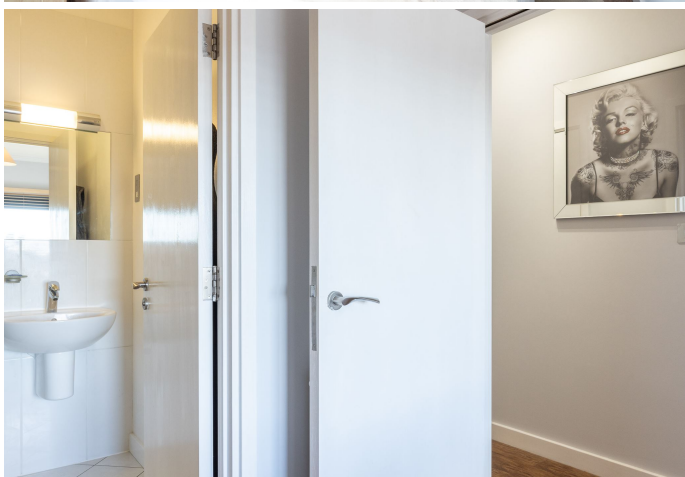
**LIVINGROOM**

The Channel Island Estate Agent



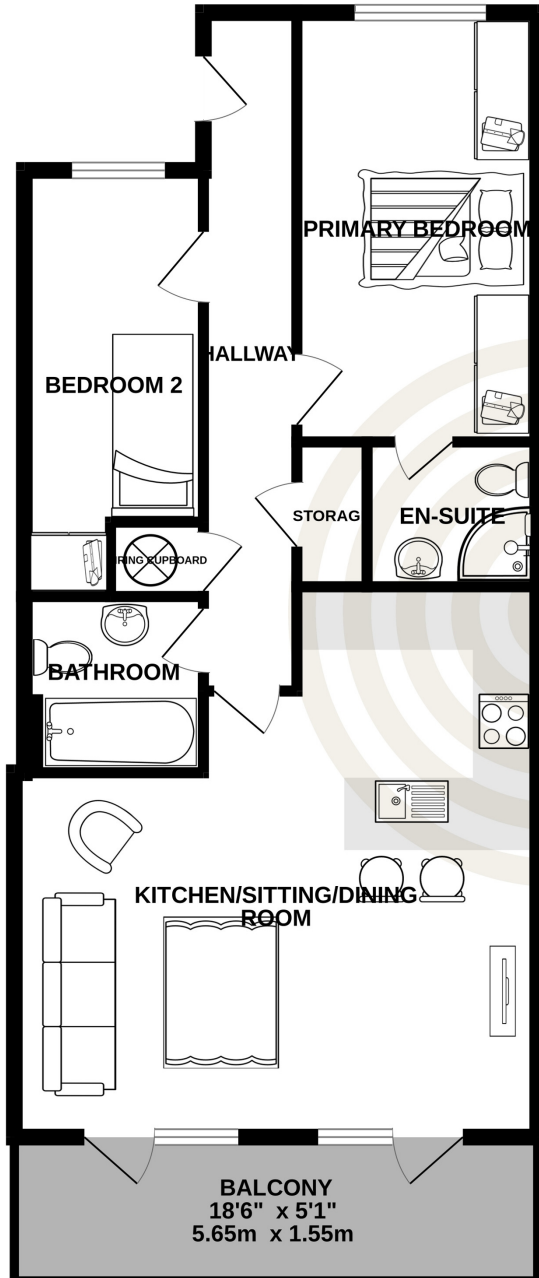








FIRST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.  
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**FIRST FLOOR**

<b>Hallway</b>	3'4 x 24'0
<b>Kitchen/Sitting/Dining Room</b>	18'6 x 19'6
<b>Primary Bedroom</b>	8'6 x 15'2
<b>En-Suite</b>	6'1 x 5'1
<b>Bedroom Two</b>	6'4 x 15'1
<b>Bathroom</b>	6'4 x 6'3
<b>Balcony</b>	18'6 x 5'1

**KEY FACTS**

Motivated vendor  
 Walk in condition  
 Short walk to town center  
 Large private store cupboard  
 Parking for 1 vehicle undercover  
 First floor two bedroom apartment  
 Close to all amenities of the Waterfront  
 Decked balcony with views of the marina  
 Great lock up and leave or for young professional couple

**SERVICES**

Mains drains and water

**HEATING**

WET electric boiler with radiators throughout

**MANAGEMENT**

Maillard & Co manage the block  
 Service charge £675 per quarter includes building insurance, sinking fund, parish rates, lift maintenance, window cleaning, communal cleaning and management fees

**TENURE**

Share Transfer

**PARKING**

Underground parking space number 3

**STORAGE**

Large store cupboard located in underground car park area

**INCLUSIONS**

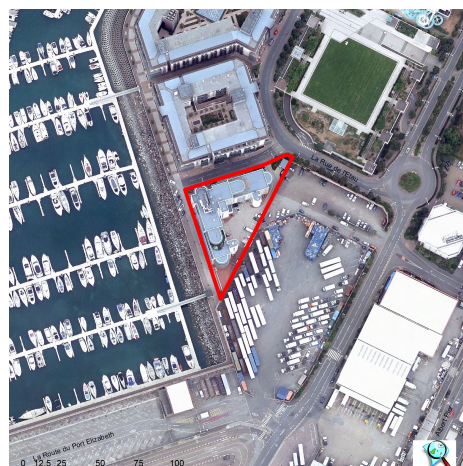
As per inventory

**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.

**£515,000**



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