

# INTERNATIONAL HOUSE APT.20



**2**

BEDROOMS

**2**

BATHROOMS

**837**

SQ FT

**4.5%**

YIELD

**£430,000 ST. HELIER**

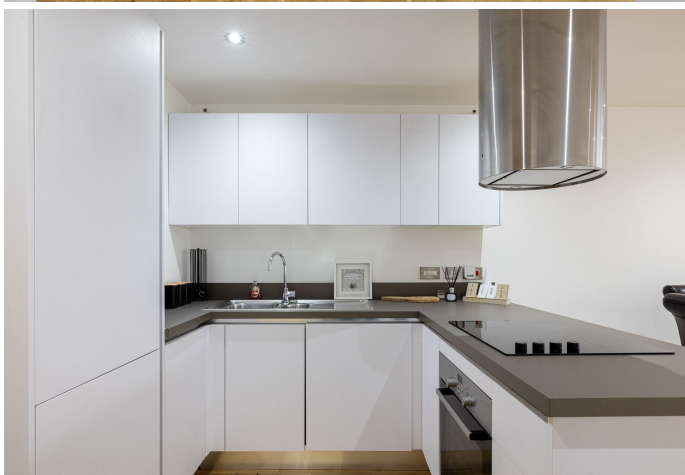
Centrally located within a short stroll of the centre of St. Helier, this spacious, ground-floor apartment is an ideal first step on the property ladder or investment opportunity. The 837 sq ft of accommodation comprises an entrance hall with storage, an open plan kitchen/dining/living room (with plenty of space for entertaining), two double bedrooms (primary en-suite with fitted wardrobes) and a house bathroom. Externally, there's a communal garden area for all residents. For further information or to arrange a viewing please call us on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**  
The Channel Island Estate Agent





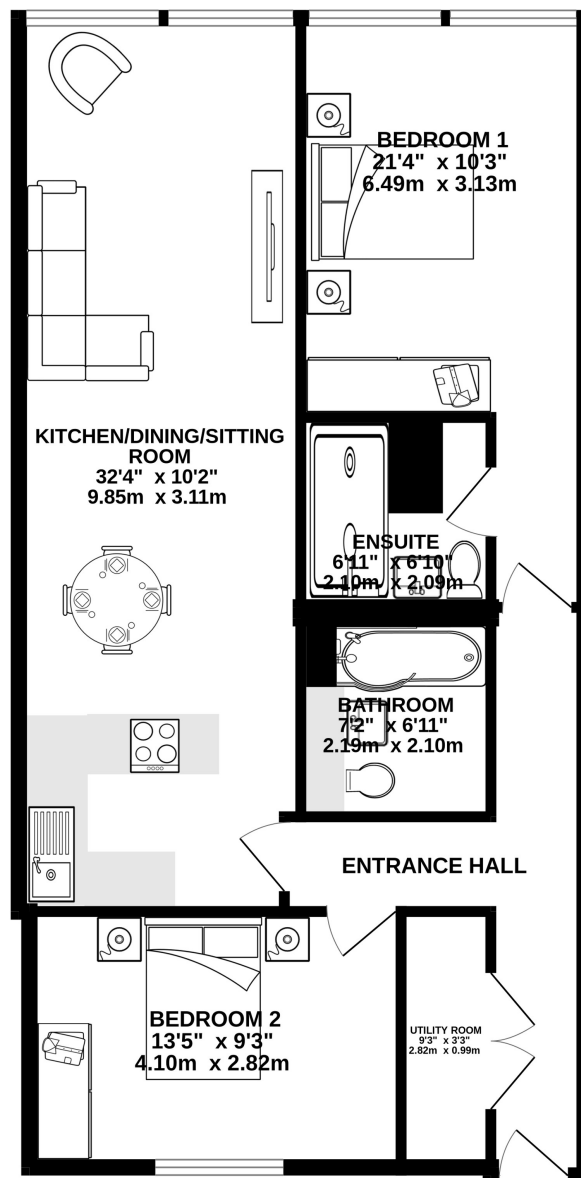








GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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.

## GROUND FLOOR

Entrance Hall	
Kitchen/Dining/Sitting Room	32'4 x 10'2
Bathroom	7'2 x 6'11
Bedroom 2	13'5 x 9'3
Bedroom 1	21'4 x 10'3
Ensuite	6'11 x 6'10

## KEY FACTS

Ideal first step on the property ladder  
Central St. Helier location - close to amenities  
Two double bedrooms and two bathrooms  
837 sq ft of living accommodation  
Communal garden area  
No onward chain  
Spacious open plan kitchen/dining/sitting room  
Great investment opportunity  
Flying freehold

## SERVICES

Mains drainage  
Mains water

## HEATING

Wet electric heating with radiators

## APPLIANCES

As per inventory

## SERVICE CHARGES

£546.00 per quarter

## MANAGEMENT AGENT

ND Estates

## POTENTIAL RENTAL INCOME

£1,600 per month

## INCLUSIONS

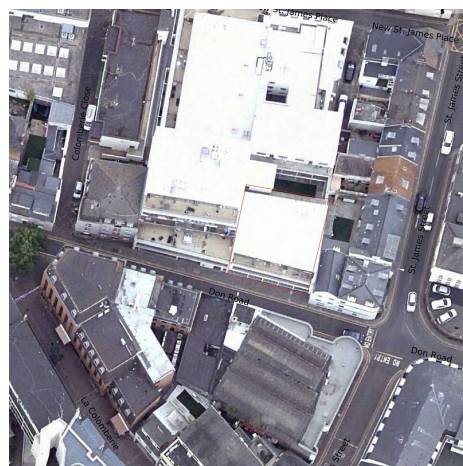
As per inventory

## SCHOOL CATCHMENT

Springfield  
Grainville

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.

**£430,000**



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