

# E906 HORIZON



**2**

BEDROOMS

**2**

BATHROOMS

**690**

SQ FT

**4.6%**

YIELD

**£635,000 ST. HELIER**

INVESTORS - Buy to let - Livingroom is delighted to offer the opportunity to purchase a ninth-floor, two-bedroom penthouse apartment within the East building of the much-coveted Horizon development with a sitting tenant. E906 is a 'Gold Specification' superior apartment and comprises two double bedrooms, the primary with an en suite shower room and a house bathroom. The kitchen/dining/sitting room is open-plan and has a fabulous double-height ceiling and enviable views over the marina towards the castle. Both bedrooms also have double-height ceilings so there is a great sense of space and light. A good-sized private balcony with access from the living area and a second bedroom. The apartment comes with an underground parking space and a private store. The stunning development comprises 280 luxury apartments - designed by Skidmore, Owings & Merrill LLP (SOM), the world's most awarded international architecture firm. The development includes one-, two- and three-bedroom apartments, all...



**LIVINGROOM**  
The Channel Island Estate Agent





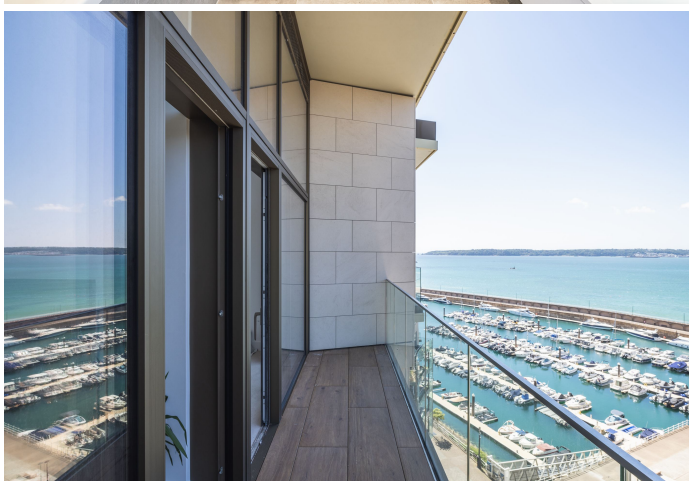




















▼ Gross Internal Area

**64.08m<sup>2</sup> / 689.50 ft<sup>2</sup>**

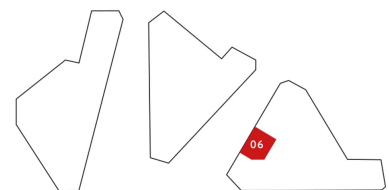
▼ External Dimensions

**7.87m<sup>2</sup> / 84.68 ft<sup>2</sup>**

▼ Approximate Room Dimensions

<b>A</b>	- W: 4.0 m / 13.1ft	X L: 3.15 m / 10.3 ft
<b>B</b>	- W: 3.0 m / 9.8 ft	X L: 3.8 m / 12.5 ft
<b>C</b>	- W: 3.2 m / 10.4 ft	X L: 3.0 m / 9.8 ft
<b>D</b>	- W: 5.41 m / 17.7 ft	X L: 3.0 m / 9.8 ft
<b>E</b>	- W: 1.8 m / 5.9 ft	X L: 2.2 m / 7.2 ft
<b>F</b>	- W: 2.43 m / 8 ft	X L: 1.7 m / 5.5 ft
<b>G</b>	- W: 1.5 m / 4.9 ft	X L: 5.2 m / 17 ft

▼ Locator





**NINTH FLOOR**

<b>Kitchen/Diner</b>	9'8 x 12'5
<b>Sitting Room</b>	13'1 x 10'3
<b>Primary Bedroom</b>	17'7 x 9'8
<b>En-suite</b>	5'9 x 7'2
<b>Bathroom</b>	8'0 x 5'5
<b>Bedroom Two</b>	10'4 x 9'8
<b>Balcony</b>	4'9 x 17'0

**KEY FACTS**

Investment property with sitting tenant  
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  
Superior views over the marina and castle beyond  
Underground parking space in secure car park  
Luxury Horizon East penthouse apartment  
Balcony with marina and sea views  
Two bedrooms, two bathrooms  
Double height ceilings  
Priced to sell, motivated vendor

**SERVICES**

Mains water  
Mains drainage

**HEATING**

Electric underfloor heating  
Air conditioning

**SERVICE CHARGE**

£950 per qtr (including parking)  
sinking fund, management fees, water, parish rates,  
window cleaning, cleaning of communal areas, lift insurance

**MANAGING AGENT**

Managed by Maillards

**SPECIFICATION**

Superior Gold Specification

**PARKING & STORE**

One designated secure parking space  
Private store cupboard

**ADDITIONAL INFORMATION**

Thermal and solar protected triple glazing

**INCLUSIONS**

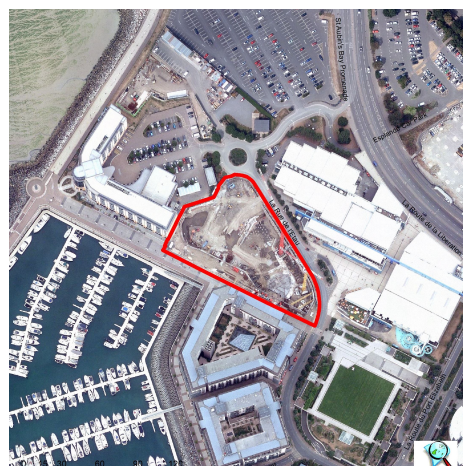
As per inventory

**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.

**£635,000**



**LIVINGROOM**  
The Channel Island Estate Agent