

INTRODUCING  
Flat C, 21 St James Place, St Helier, JE2 3QZ



Connecting People & Property Perfectly.

Second floor studio apartment.

A great opportunity to purchase an affordable apartment conveniently located for the professional working in town, yet only five minutes walk from the beach of Havre des Pas. An ideal investment or excellent first buy.

The apartment briefly comprises open plan lounge/diner/kitchen/bedroom plus house bathroom.

- **Studio apartment**
- **Second floor**
- **Ideal investment / step on the ladder**
- **Vacant possession**
- **Walk in condition**
- **Convenient town location**

**Price £297,500,000** Qualified | Flying Freehold



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PROPERTY ID: 2746



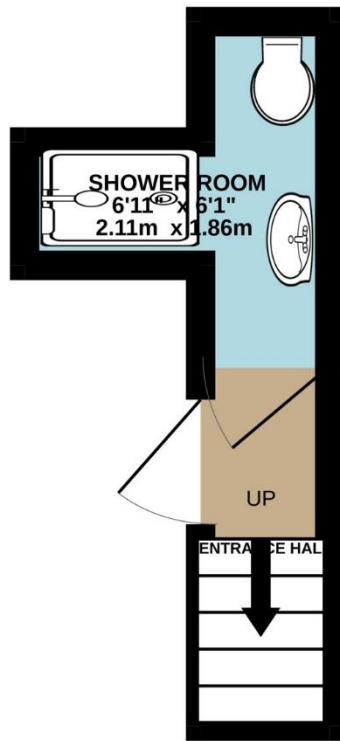




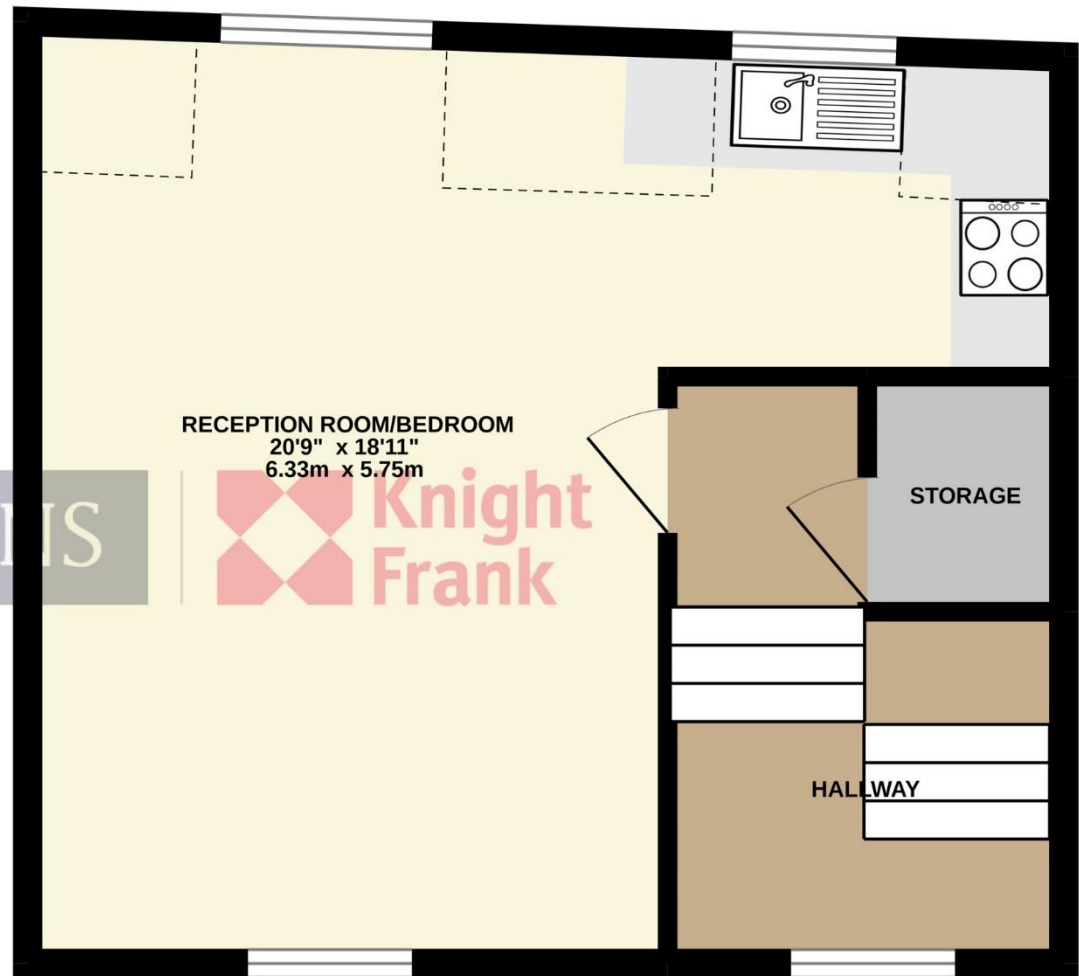








WILSONS



TOTAL FLOOR AREA : 430 sq.ft. (39.9 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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## SERVICES

All mains services  
Electric heating  
Fully double glazed

## SERVICE CHARGE

£80.55 pcm to include building insurance, communal electricity, communal cleaning and sinking fund.

## DIRECTIONS

Proceed up St James Street passing church on LHS, St James Place is 50m on RHS

## ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

## VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**WILSONS** | **Knight Frank**

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