

INTRODUCING

Flat 5, St James House, New St James Place, St Helier, JE2 4QL



Connecting People & Property Perfectly.

Fantastic one bedroom first floor apartment.

A great opportunity to purchase an apartment in a small development of 8 apartments 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 bright and airy open plan living area gives a real sense of space with plentiful natural light and a sharp modern finish. The apartment briefly comprises open plan lounge/diner/kitchen, two double bedrooms, house bathroom, plus storage cupboard.

- **First floor apartment**
- **Two double bedrooms**
- **790 sq ft of accomodation**
- **Vacant possession**
- **Bright and spacious feel**
- **Ideal first home/ Investment**

Price £499,995 Qualified | Flying Freehold



1



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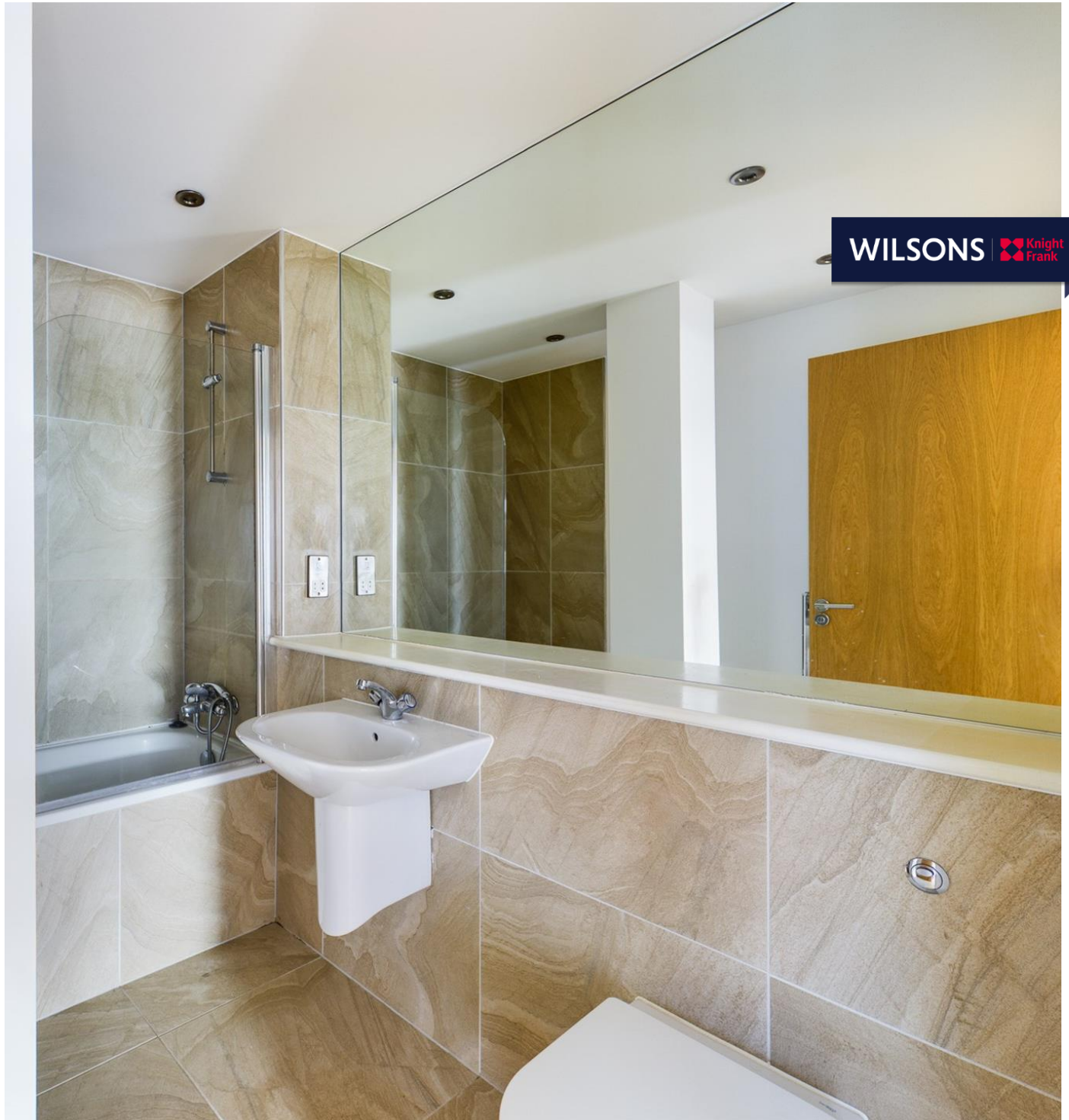


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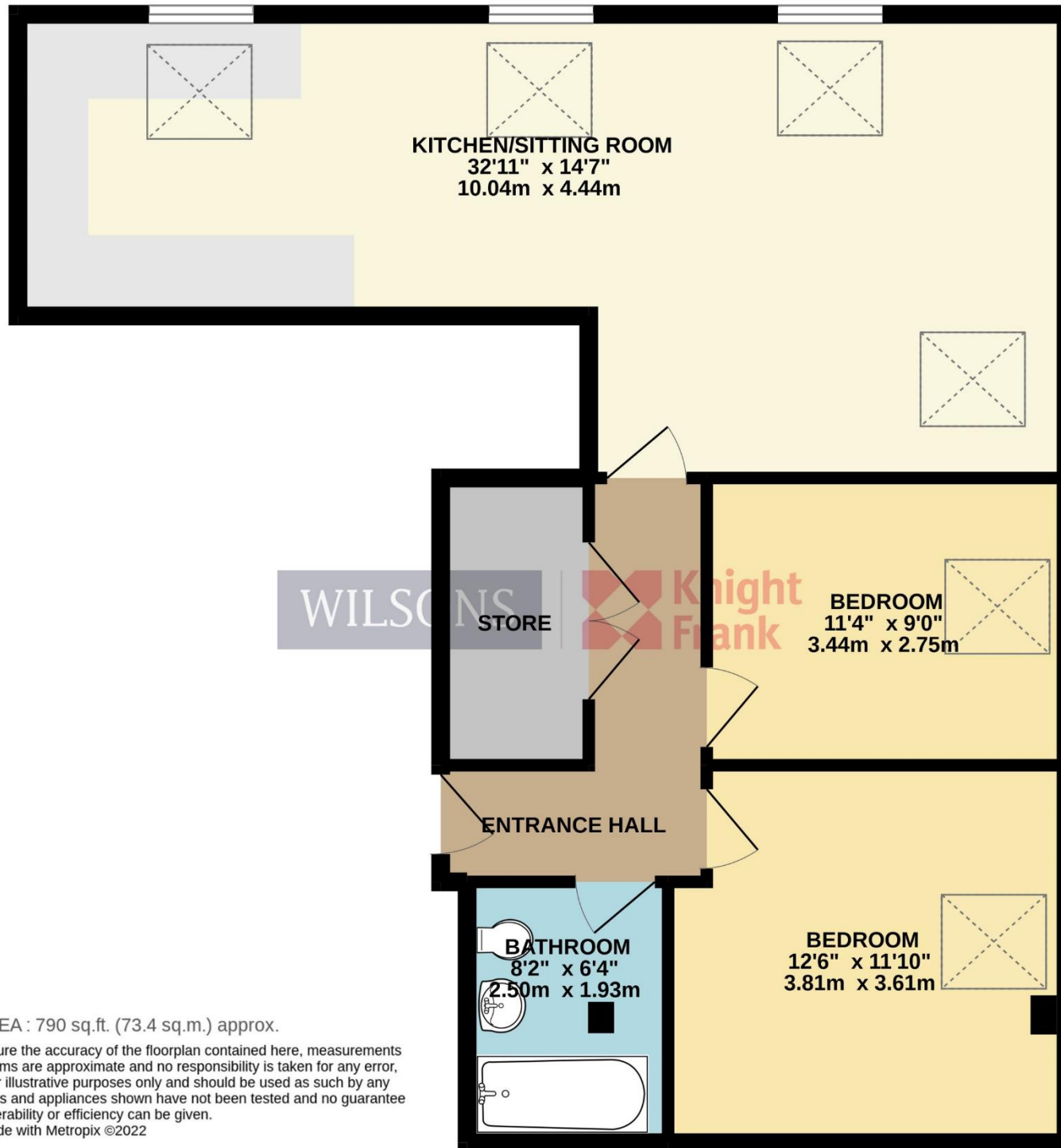








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TOTAL FLOOR AREA : 790 sq.ft. (73.4 sq.m.) approx.

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

Electricity, Water

DIRECTIONS

Travelling up St James Street with church on your left turn right into New St James Street, St James House is the last property on the left.

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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