

INTRODUCING  
Apartment 2 Carnaby, Green Street, St Helier, JE2 4YU

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

Connecting People & Property Perfectly.

Spacious ground floor apartment located within a newly renovated development, Carnaby. Conveniently positioned quietly on the outskirts of town only a short walk to all the amenities St Helier has to offer.

Offering great living space, the light apartment comprises of an open plan living room/kitchen/diner unusually on the curve of the building adding nice charm to the apartment, the kitchen is fitted with integrated Bosch appliances, 2 double bedrooms, one ensuite shower room in addition to the house bathroom. The apartment also has the added benefit of one parking space which is within the gated secure private carpark.

This apartment would make the perfect home for a first time buyer or as a buy to let investment.

- **Ground floor apartment**
- **Two bedroom/ Two bathroom**
- **Newly renovated development**
- **Open plan living**
- **Ideal first buy**
- **One designated parking**

**Price £560,000** Qualified | Flying Freehold



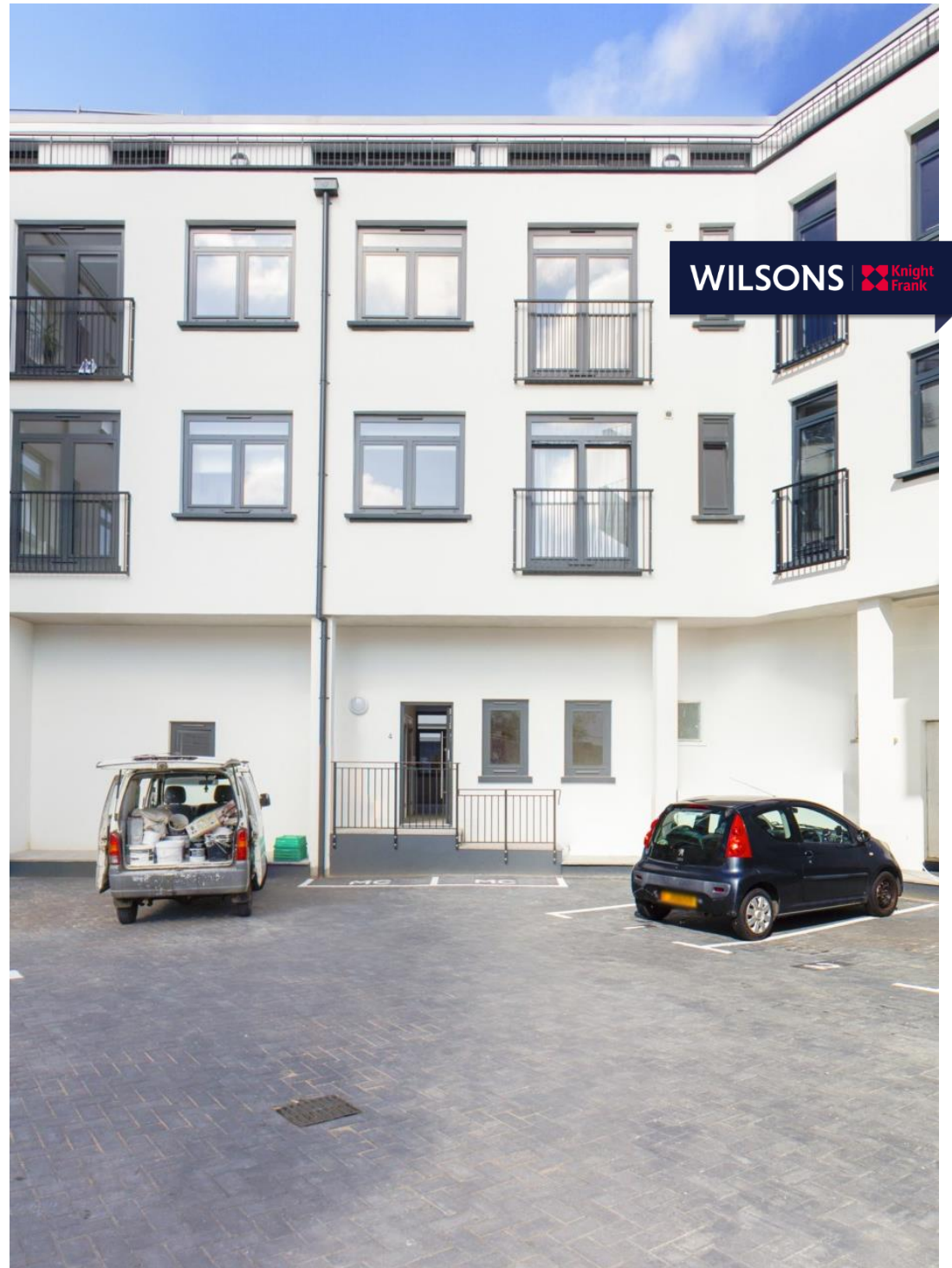
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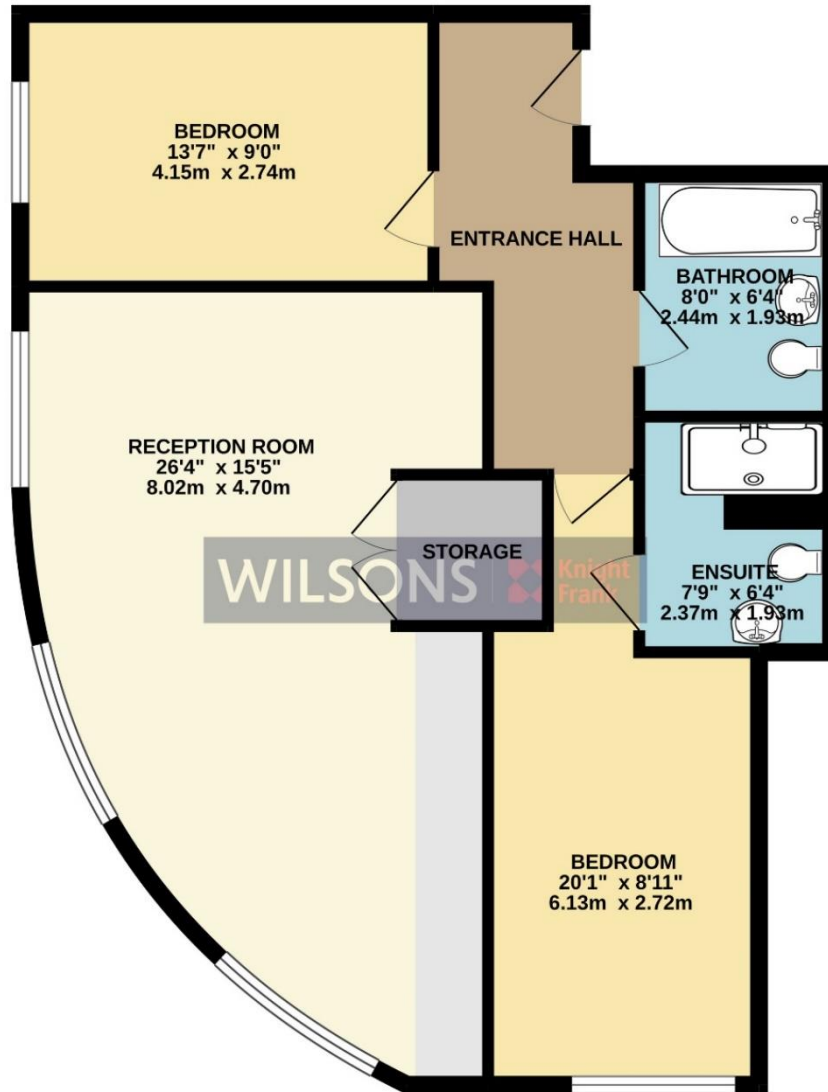








GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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 (excluding gas)  
Electric heating  
Fully double glazed

## SERVICE CHARGE

£100.16 pcm to include Building insurance, communal electricity, communal cleaning, lift maintenance and sinking fund.

## DIRECTIONS

Located on the corner of Green Street.

## 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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