

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



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 a large open plan living room/kitchen/diner, fully fitted with integrated Bosch appliances, one double bedroom, house bathroom plus two great storage cupboards in the hallway. There is also potential to buy a parking space (information on request)

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

- **Ground floor apartment**
- **One bedroom / one bathroom**
- **Excellent open plan living**
- **Newly refurbished development**
- **Ideal first step on the ladder**
- **Immediate vacant possession**

Price £445,000 Qualified | Flying Freehold



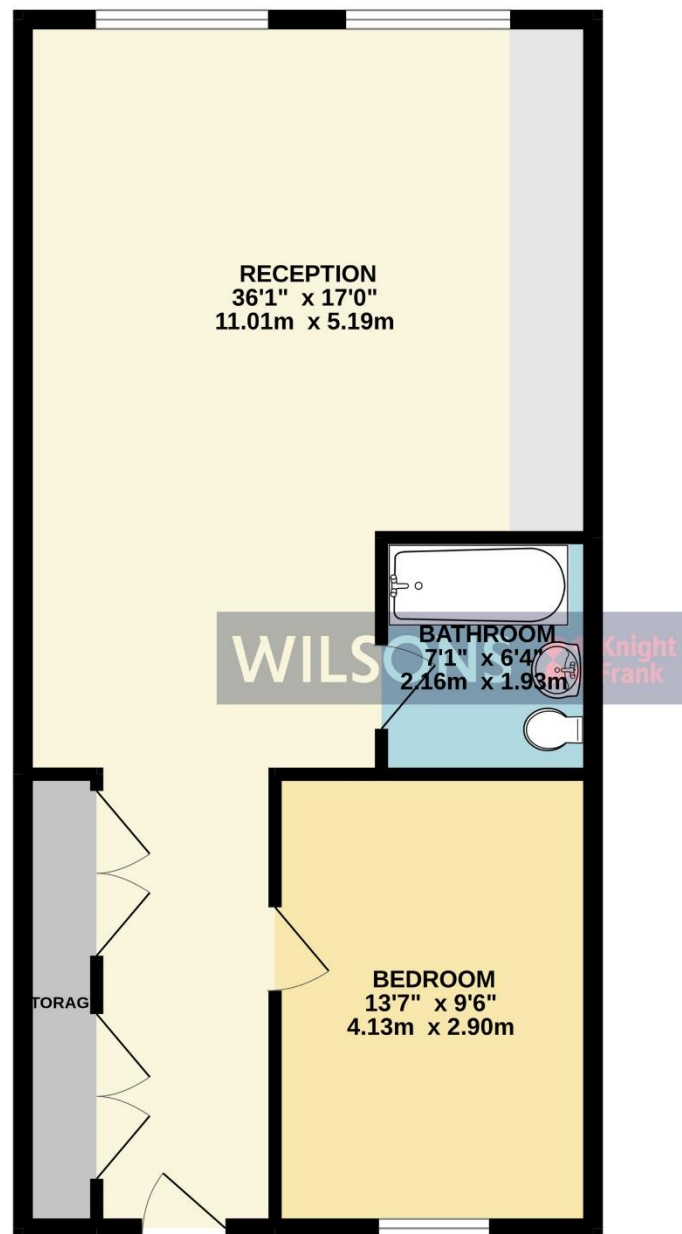
PROPERTY ID: 2957











TOTAL FLOOR AREA : 615 sq.ft. (57.2 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

£79.54 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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