

INTRODUCING

Apt 76, Block 2, Spectrum, Gloucester Street, St Helier, JE2 3DB



Connecting People & Property Perfectly.

Second floor one bedroom apartment.

Great opportunity to purchase an apartment in the desirable Spectrum development.

Ideal investment or first time buy, the apartment briefly comprises open plan kitchen/diner/lounge, utility cupboard, one double bedroom and bathroom.

Conveniently located in the centre of town, yet only two minutes walk from the beach, park and waterfront.

The apartment has a balcony and underground parking for one car.

- **Share Transfer**
- **One bedroom**
- **Open plan living space**
- **Balcony**
- **Parking for one car**
- **Convenient location**

Price £345,000 | Qualified | Share Transfer



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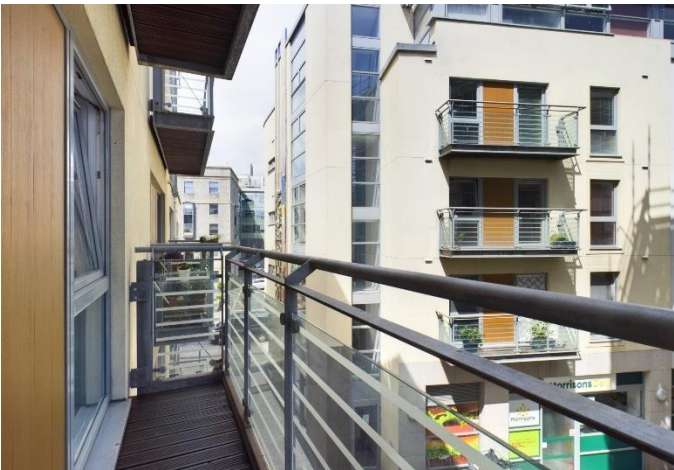


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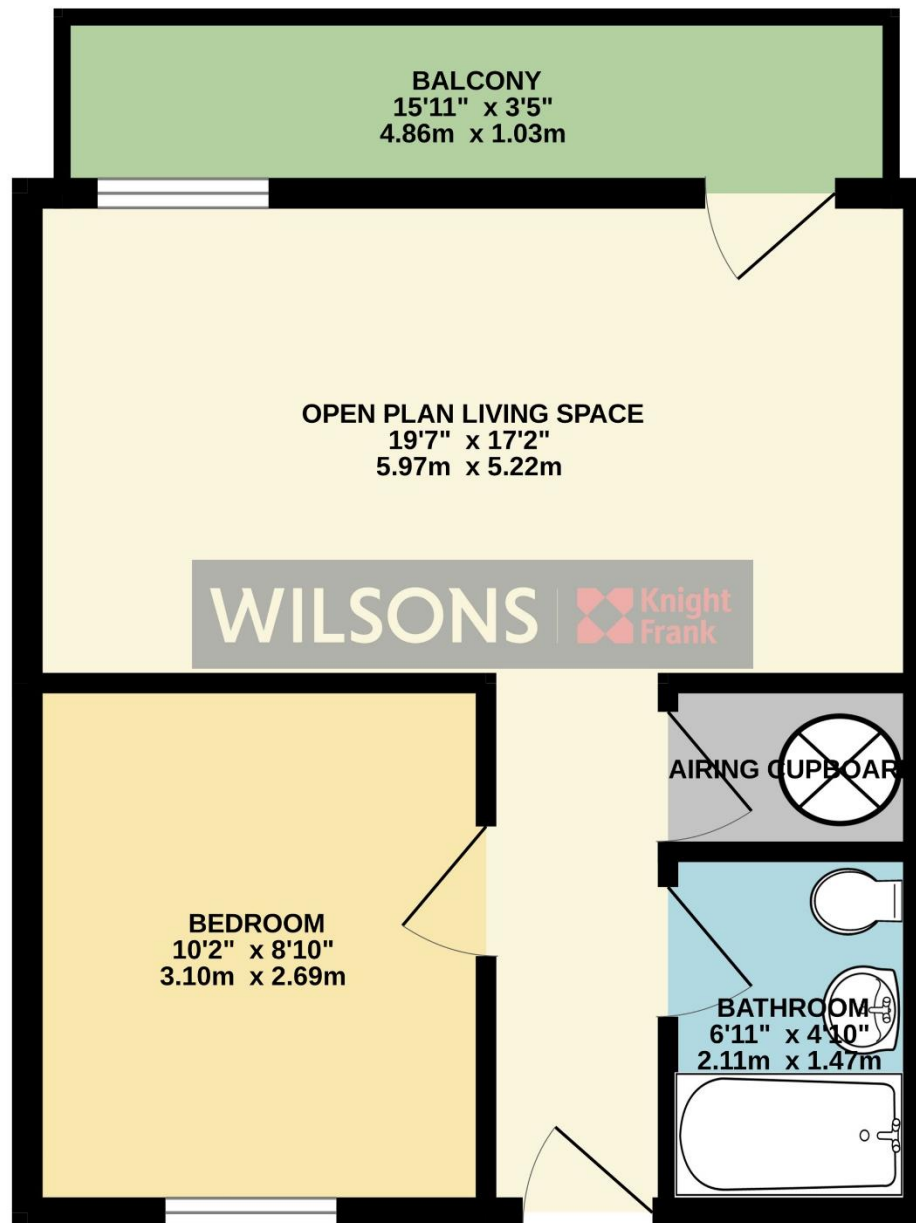
PROPERTY ID: 3128











TOTAL FLOOR AREA : 336 sq.ft. (31.2 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

Mains drains
Mains water
Electric heating

SERVICE CHARGE

£179.30

DIRECTIONS

Enter Gloucester Street, pass the Morrison's on your left hand side, take the next left into Spectrum. Block 2 is the first block on the right.

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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