

INTRODUCING
2 Le Breton Lane, St Helier, JE2 4QP



Connecting People & Property Perfectly.

This investment property is situated in St Helier, providing convenient access to all essential amenities such as shops and restaurants. The property, which would benefit from light modernisation, includes three units, consisting of two studio apartments, and a two-bedroom duplex apartment, as well as a courtyard garden, garage, and utility room.

With a total potential rental income of £3,485 per month, the two studio apartments and the duplex apartment offer an attractive investment opportunity. The ground floor studio apartment comes with a garden, utility room and garage, currently generating a rental income of £985 per month. The second-floor duplex apartment is currently rented out for £1700 per month, while the first-floor studio apartment has previously been let for £800 per month.

- **Investment opportunity**
- **3 Units**
- **Two studios & a two bedroom apartment**
- **Courtyard garden**
- **Garage**
- **Potential rental income of £3,485 per month**

Price £675,000 | Qualified | Freehold

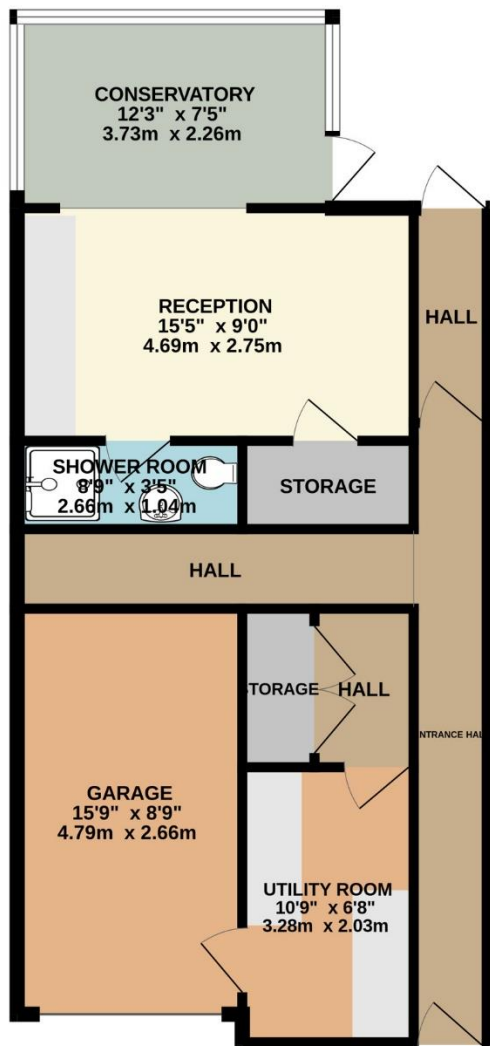


PROPERTY ID: 3154

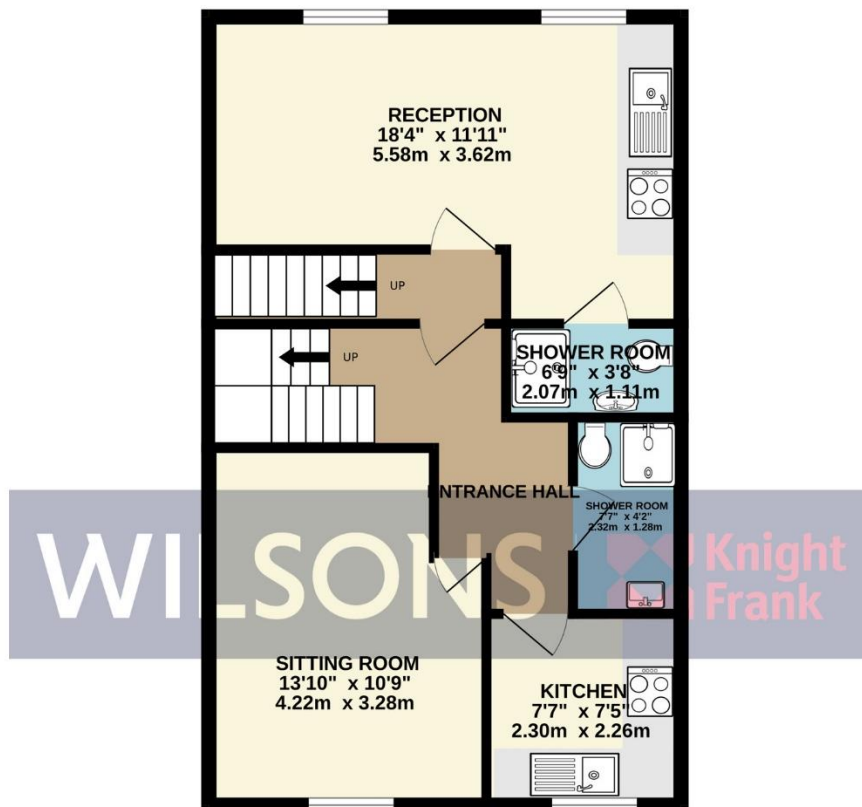




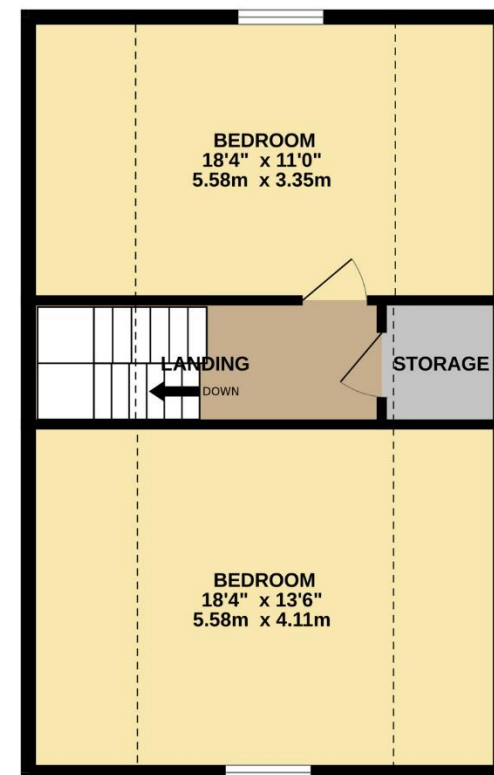
GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.5 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

Mains drains
Mains water
Electric heating

DIRECTIONS

Turn into Le Breton Lane, No 2 is the fourth building on the left hand side.

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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