

INTRODUCING

Apartment 3 Crahamel House, 1-3 Duhamel Place, St Helier, JE2 4TP



Connecting People & Property Perfectly.

Brand new two bedroom first floor apartment with balcony, in a great central town location. Presented to the market with a high spec finish throughout and with integrated appliances the apartment offers over 900sq ft of accommodation. with integrated appliances, comprising of spacious open plan living space with direct access to the balcony, utility cupboard, two double bedrooms one ensuite and house bathroom, with excellent communal areas including entrance reception, bike store, bin store and private lock up storage. Ideal first buy or buy to let investment.

- **First floor apartment**
- **Two bedroom/Two bathroom**
- **Over 900 sq ft of accommodation**
- **High spec new development**
- **Balcony and storage**
- **Great first home/investment**

Price £595,000 | Qualified | Flying Freehold



1



2

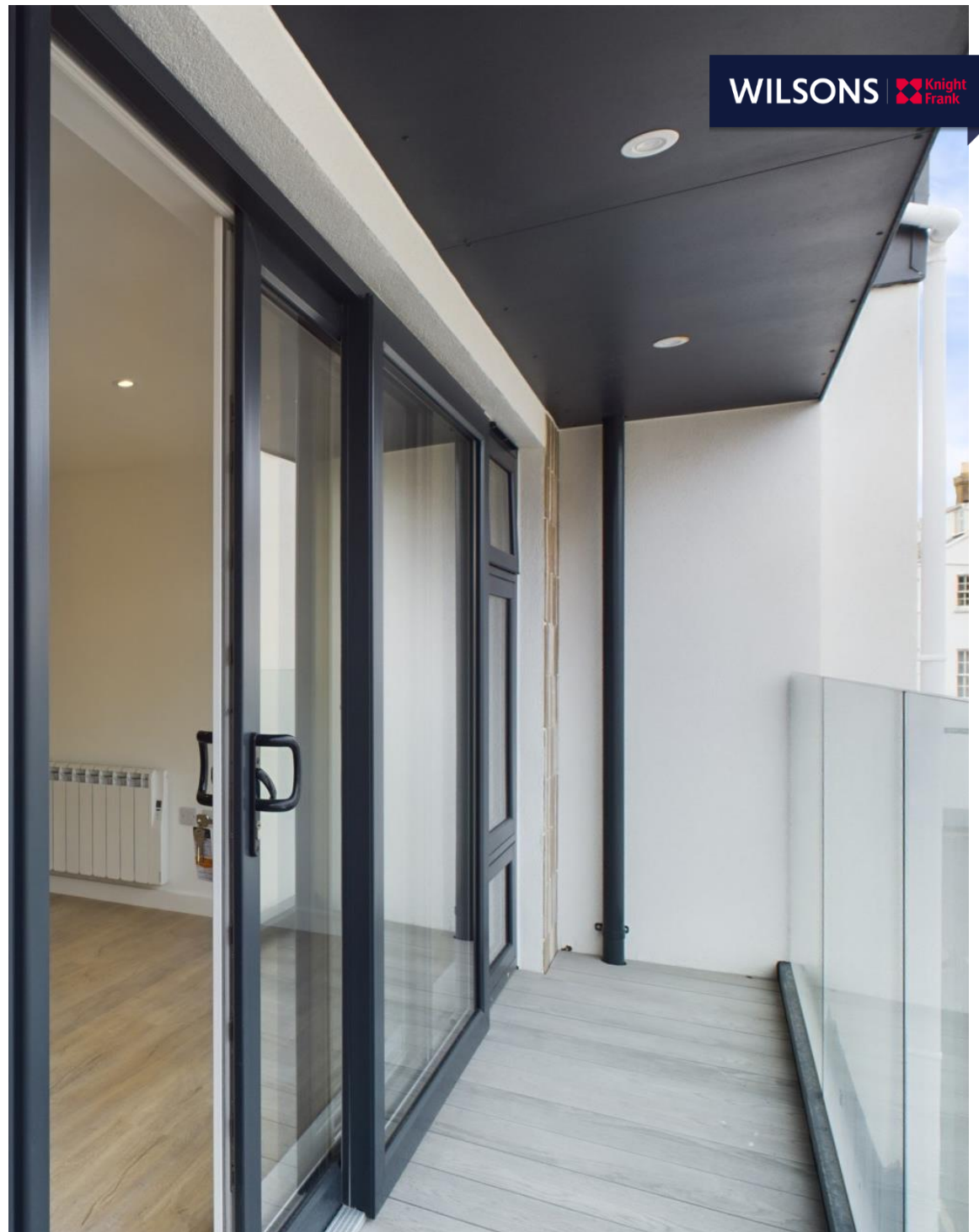


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PROPERTY ID: 3254









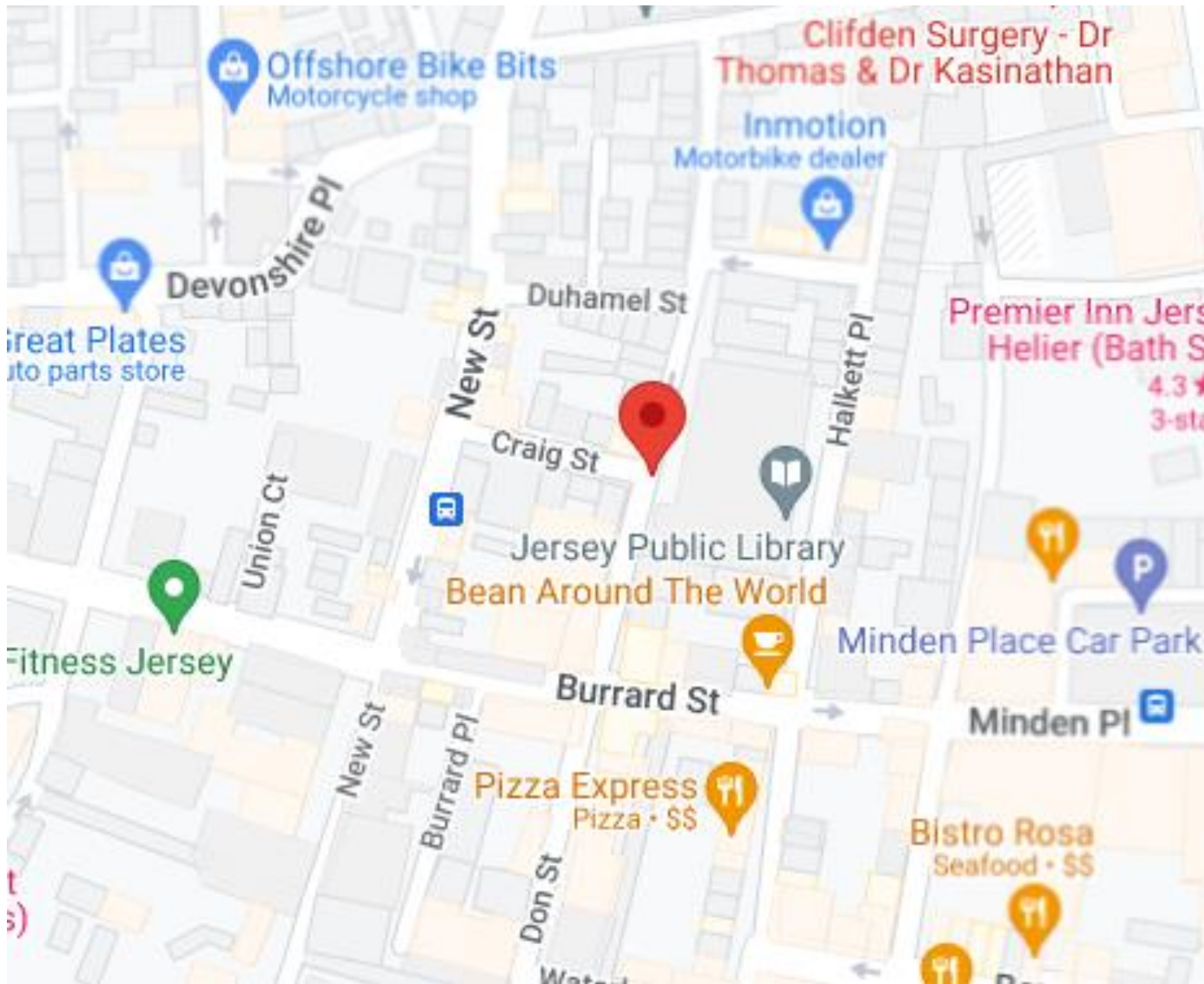


FIRST FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 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 water
- Mains drains
- Fully Double Glazed
- Electric heating
- Underfloor heating in bathrooms
- 1 x storage room on ground floor

Approx £150 TBC per calendar month, to include building insurance, communal electricity, communal cleaning, lift maintenance and sinking fund.

DIRECTIONS

Property makes the corner of Craig Street and Duhamel place

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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