

INTRODUCING
D202, W4 Westmount, Westmount Road, St Helier, JE2 3BN



Connecting People & Property Perfectly.

Not to be missed is this superb second floor apartment, within the ever popular Westmount development. Presented to the market in excellent condition throughout with delightful full length balcony. Comprising of open plan living room/dining room with fully applianced modern kitchen, two double bedrooms (main bedroom en suite bathroom) plus house bathroom. Ample storage is provided from two storage cupboards one housing utility appliances. Benefiting from one parking space directly opposite the building. Westmount provides the most convenient lifestyle, positioned on the outskirts of town providing easy walk to the waterfront/offices, yet located next to two parks and only a short stroll to the beach. The development also has an on site gym available to use by all residents.

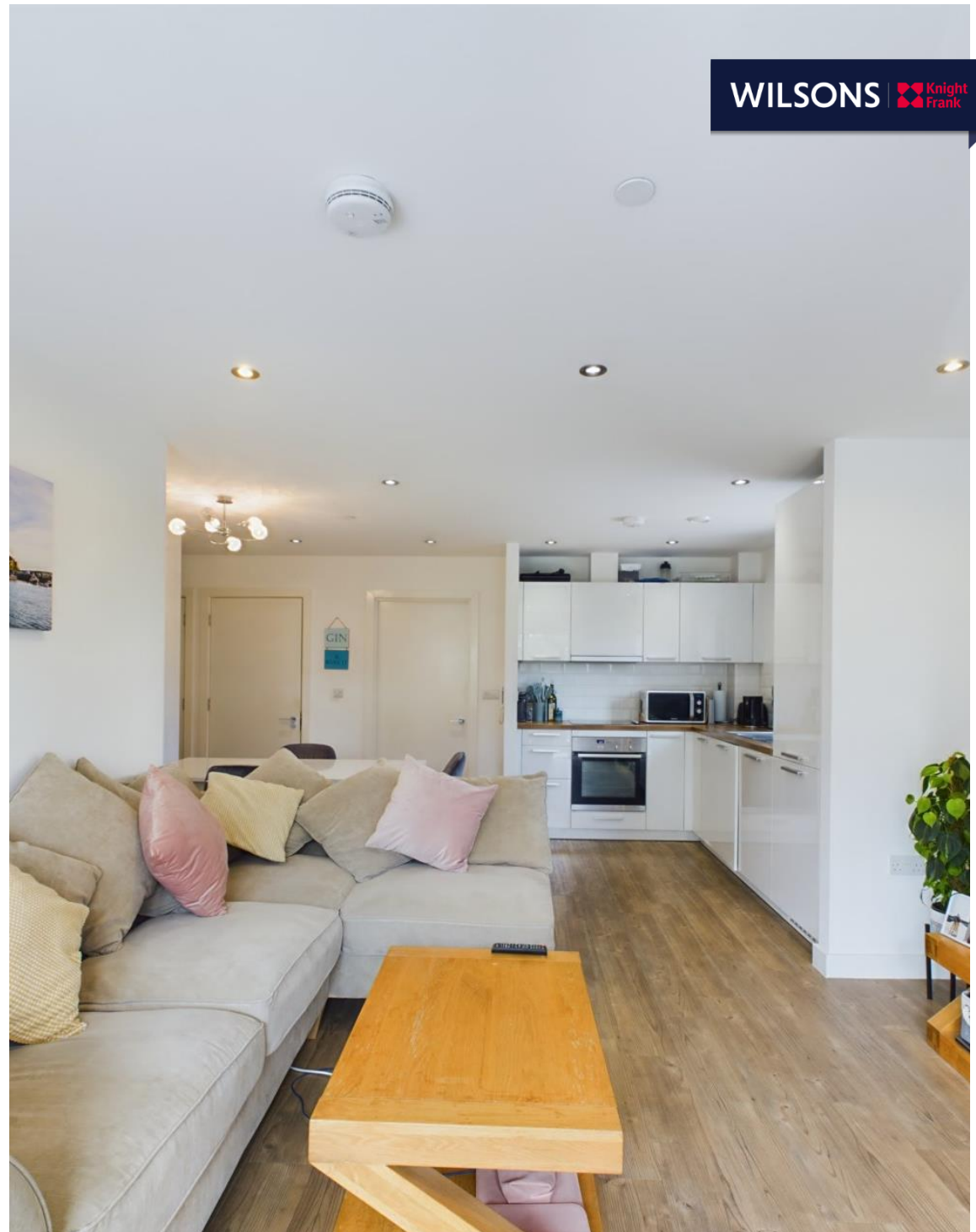
Please call today to arrange your viewing,

- **Purpose built apartment**
- **Two bedroom/ Two bathroom**
- **Open plan living**
- **Convenient location**
- **Full length balcony**
- **One designated parking space**

Price £465,000 | Qualified | Share Transfer



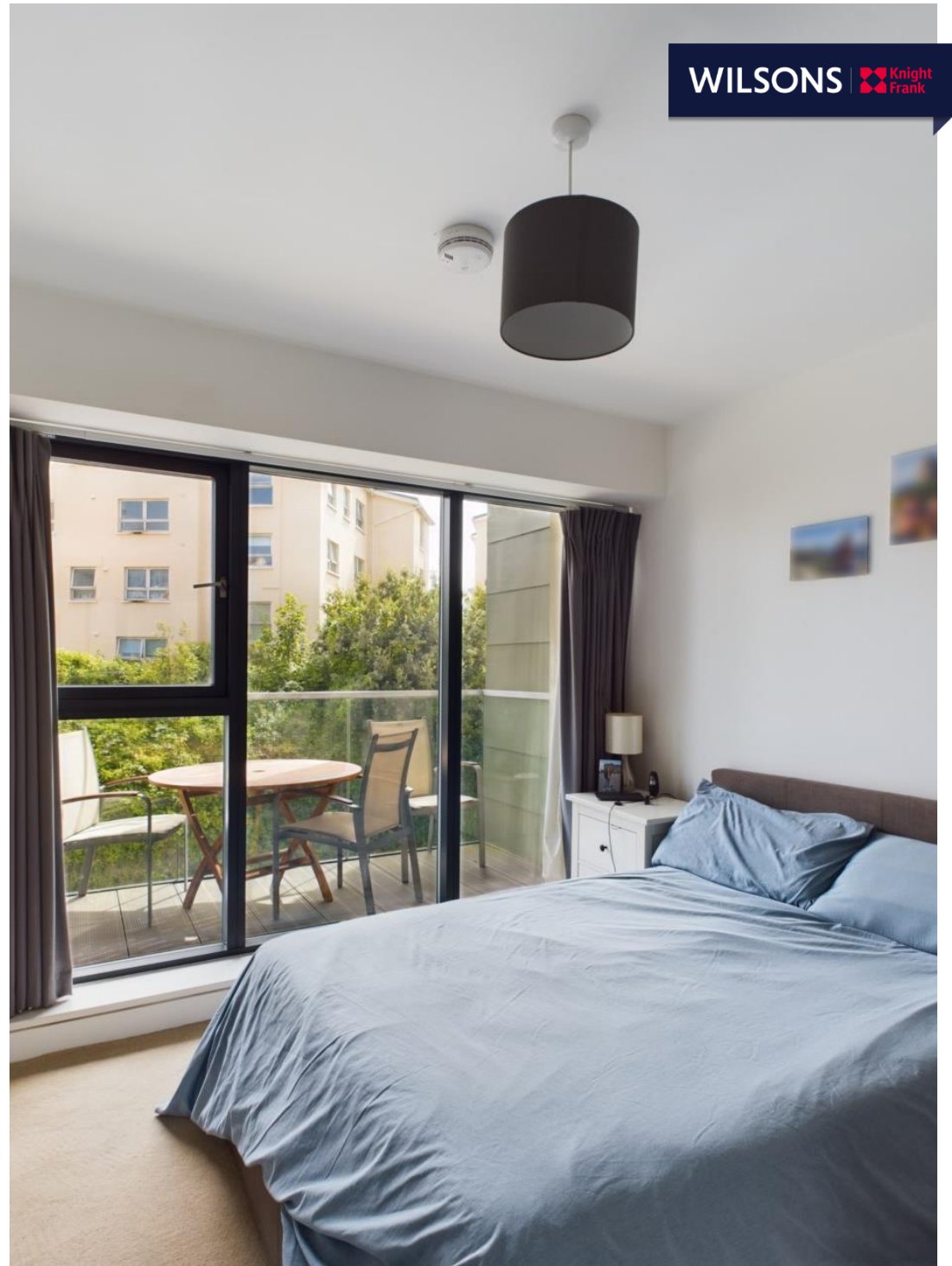
PROPERTY ID: 3269







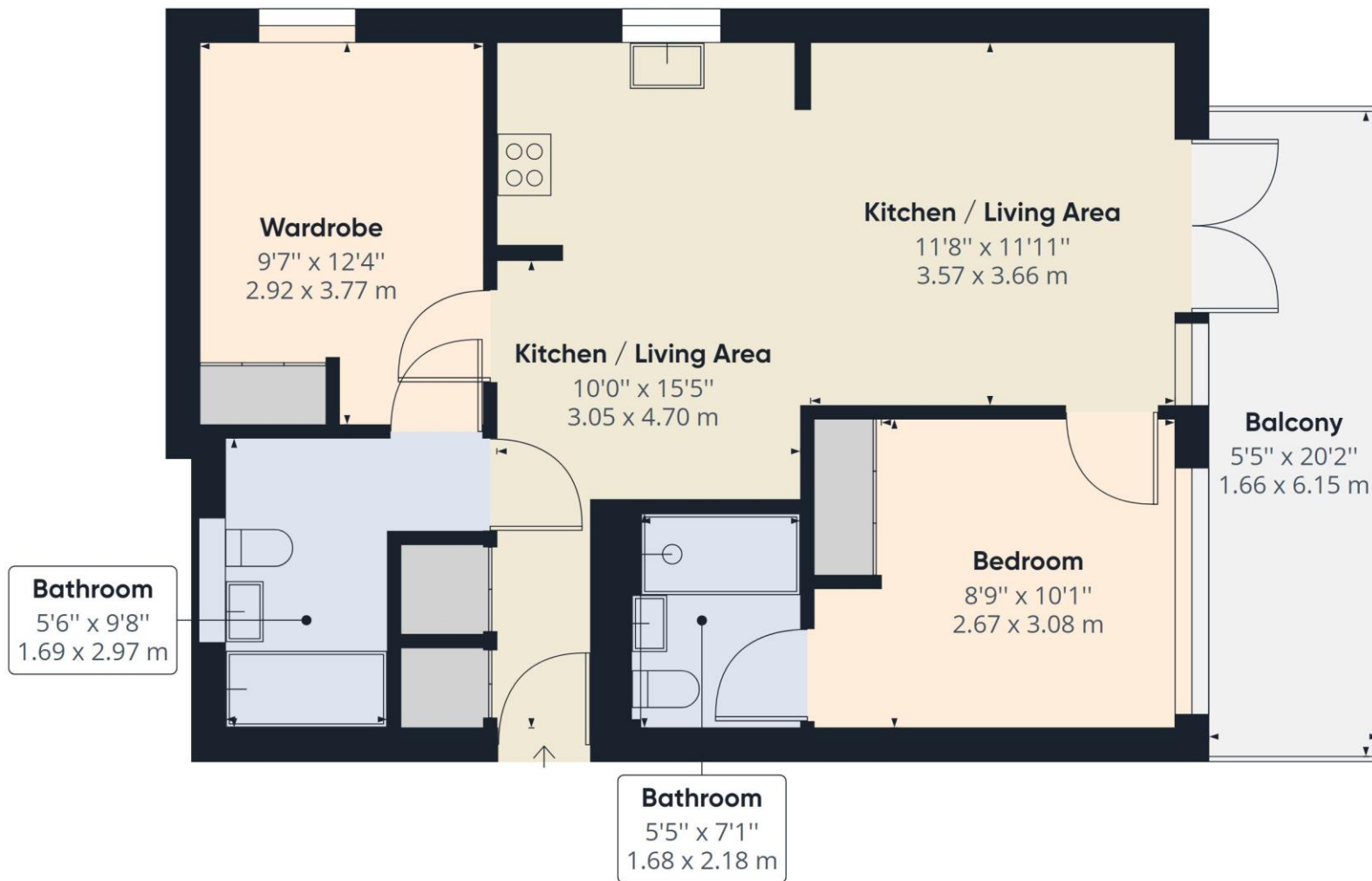












Approximate total area⁽¹⁾

689.51 ft²

64.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



SERVICES

Mains water
Mains drains
Fully double glazed
Electric heating
Parking space (47 directly opposite door to W4)
Service charge of £940 per quarter to include building insurance, communal cleaning and electricity, sinking fund, gym and car park.

DIRECTIONS

Proceed past People's Park on your left then turn left into Westmount Road and the apartments are on your right. W4 is the last block on the left.

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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