

INTRODUCING
Unit 1, 10a Sligo Lane, Aquila Road, St Helier, JE2 3XD



Connecting People & Property Perfectly.

Fantastic brand new contemporary development that encapsulates the essence of modern living. A small development of only five units, located down a quiet lane, positioned in the heart of St Helier providing an easy walk to work and all the amenities town has to offer.

The cottage is comprised of a bedroom, a study, and a bathroom on the ground floor. The first floor offers an open-plan living area that seamlessly connects to a balcony for a harmonious indoor-outdoor experience. For added convenience, the cottage has an external store.

Whether you're purchasing your first home or seeking an investment opportunity, this development is an ideal choice. Its modern aesthetics, prime location, and functional layout cater to a variety of lifestyles.

With vacant possession secure your spot in this excellent development.

- **Trendy brand new development in central location**
- **Contemporary cottage**
- **Open plan-living space**
- **One bedroom plus study**
- **Balcony**

Price £395,000 | Qualified | Freehold



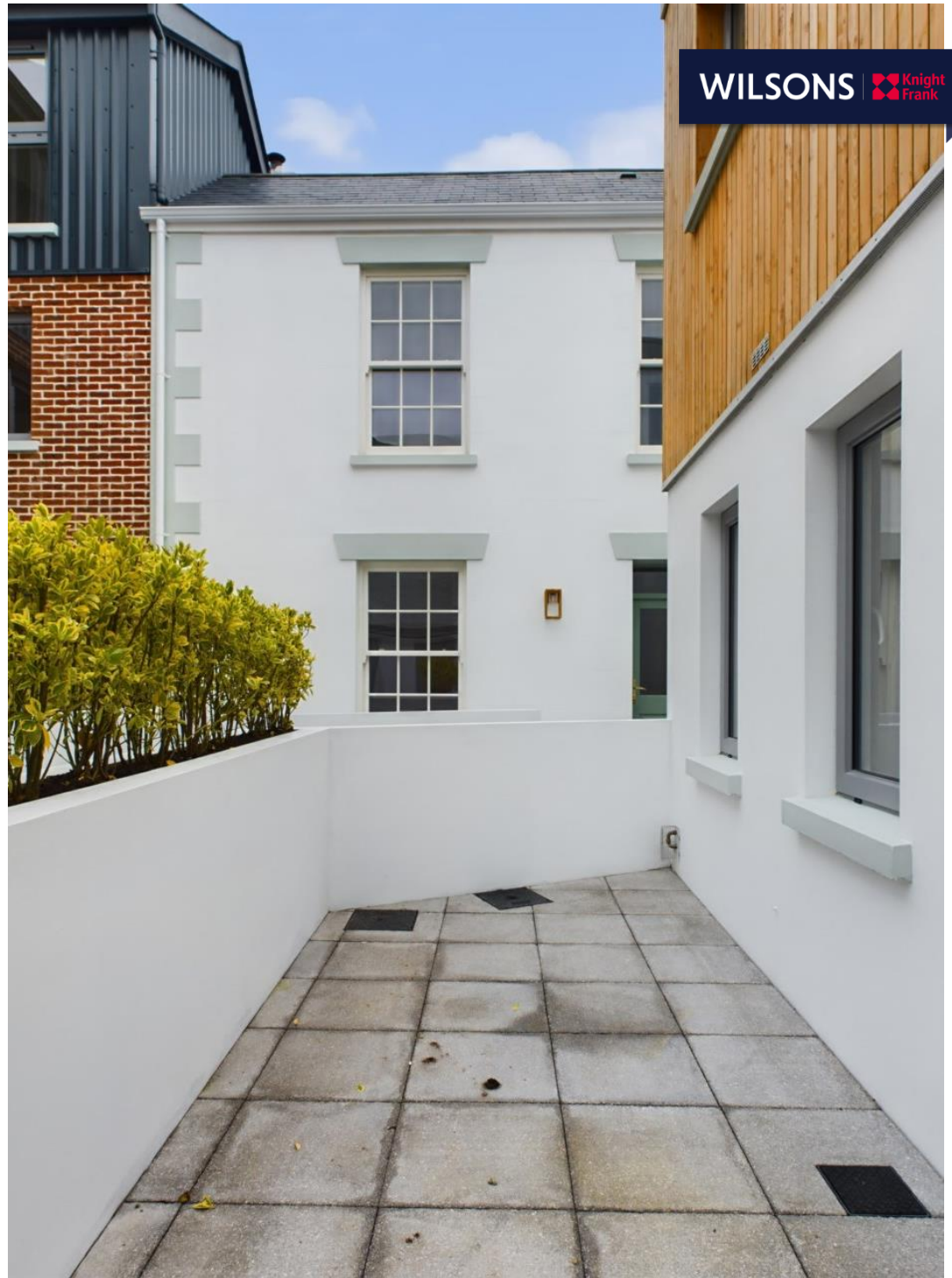
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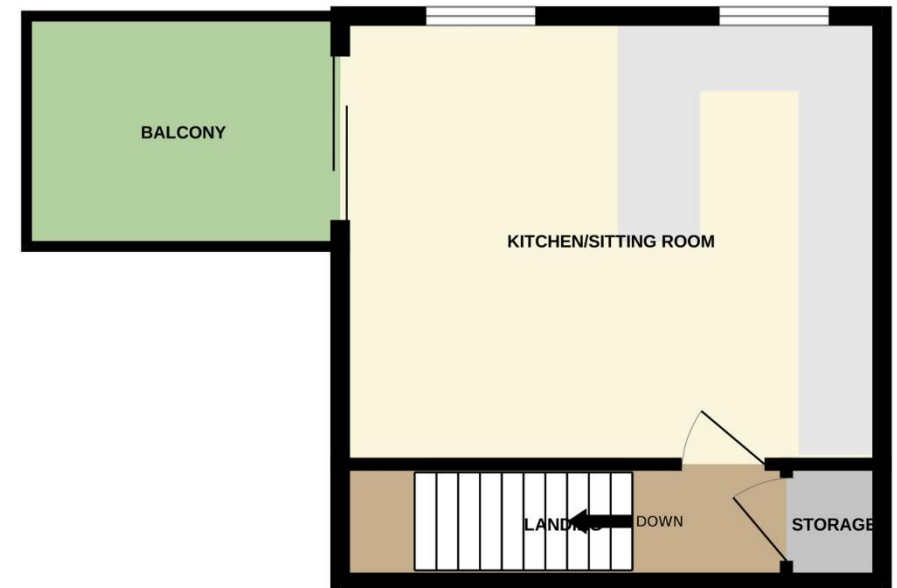




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 614sq.ft. (57.0 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

Enter Aquila Road, pass Aquila Road Stores on the right hand side, Sligo Lane (foot path access) is directly after the store. The development is on the right 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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