

INTRODUCING  
Unit 5, 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 trendy 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 original cottage has undergone a comprehensive renovation, resulting in a contemporary residence that retains its distinctive charm. The interior features a sitting room, a kitchen/diner, and a bathroom on the ground floor, seamlessly blending modern elements with the cottage's character. Upstairs, the first floor accommodates two bedrooms and an additional bathroom. The cottage has its own private balcony – a sanctuary for relaxation and outdoor enjoyment. 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.

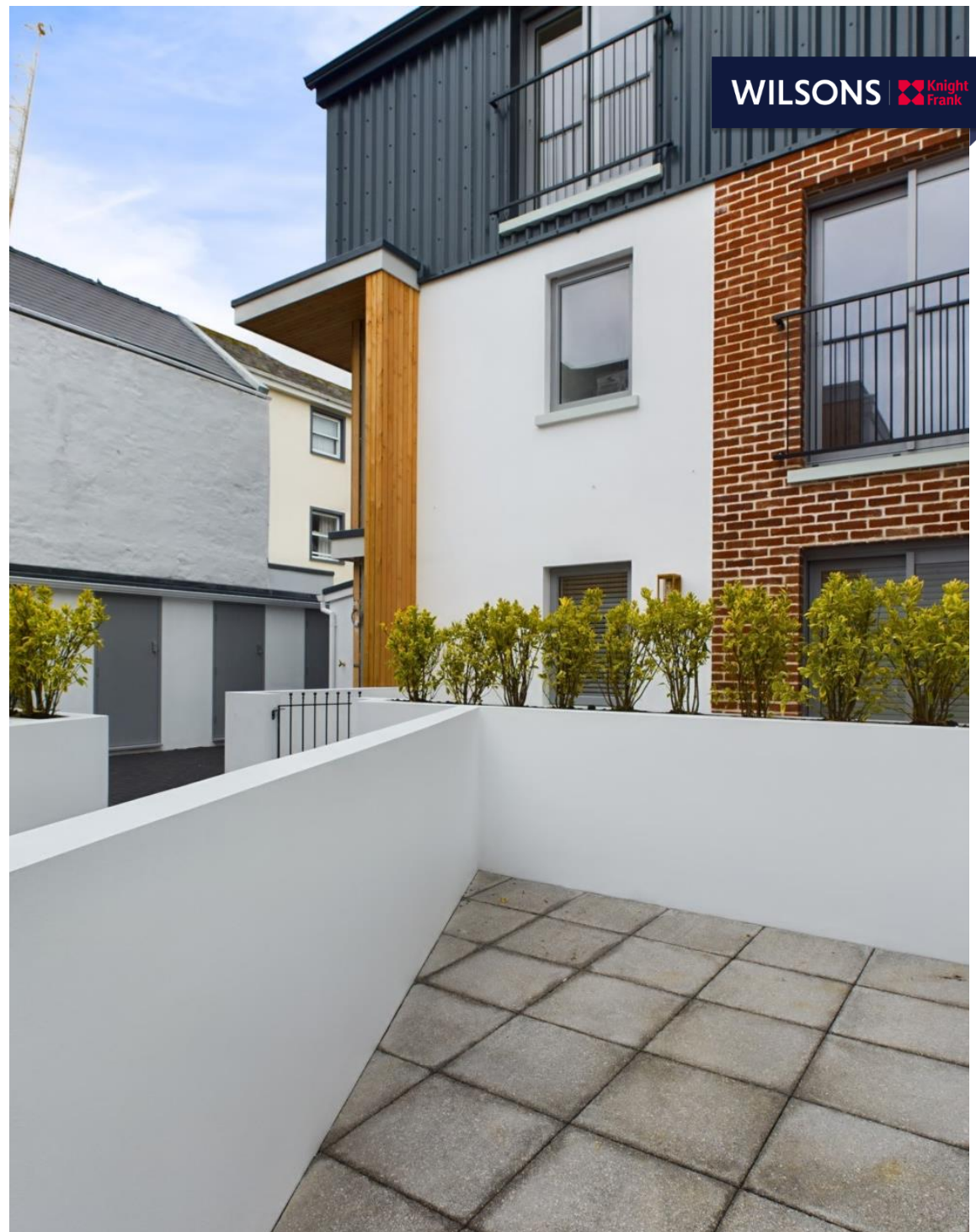
With vacant possession secure your spot in this excellent development.

- **Brand new development**
- **Renovated cottage**
- **Sitting room, separate kitchen/diner**
- **Two bedrooms, two bathrooms**
- **Private balcony**
- **November 2023 completion**

**Price £625,000** | Qualified | Freehold



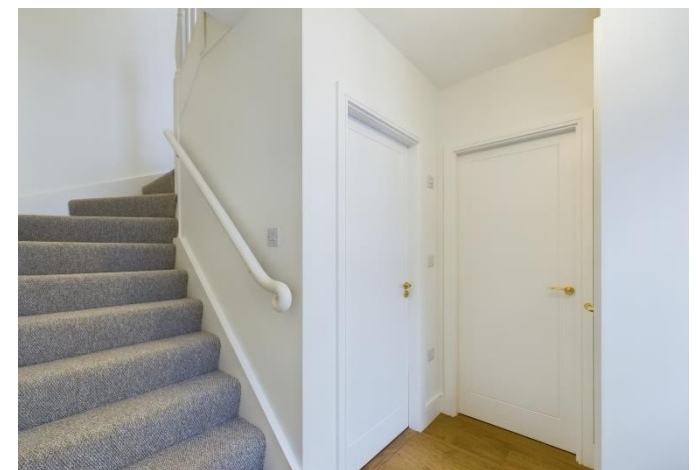
PROPERTY ID: 3274















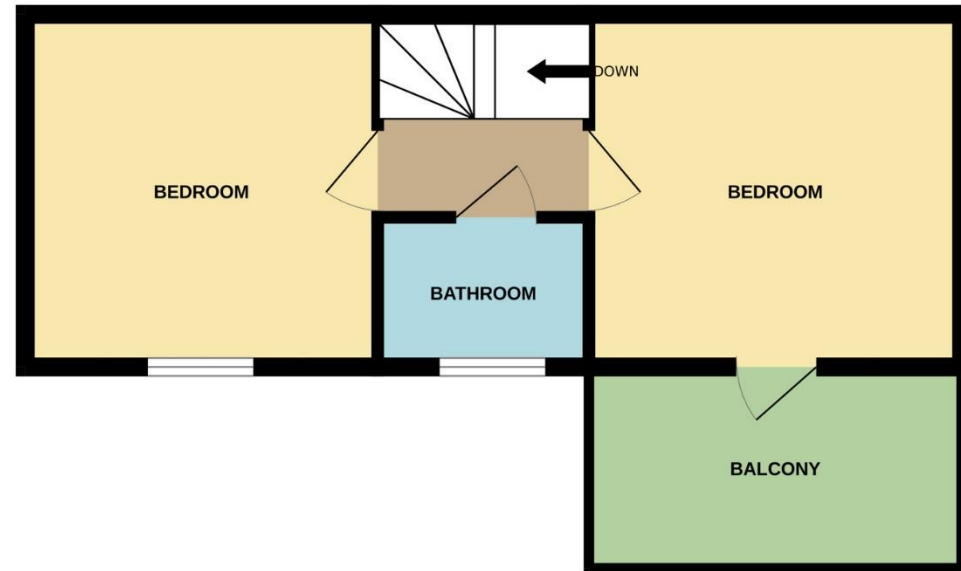
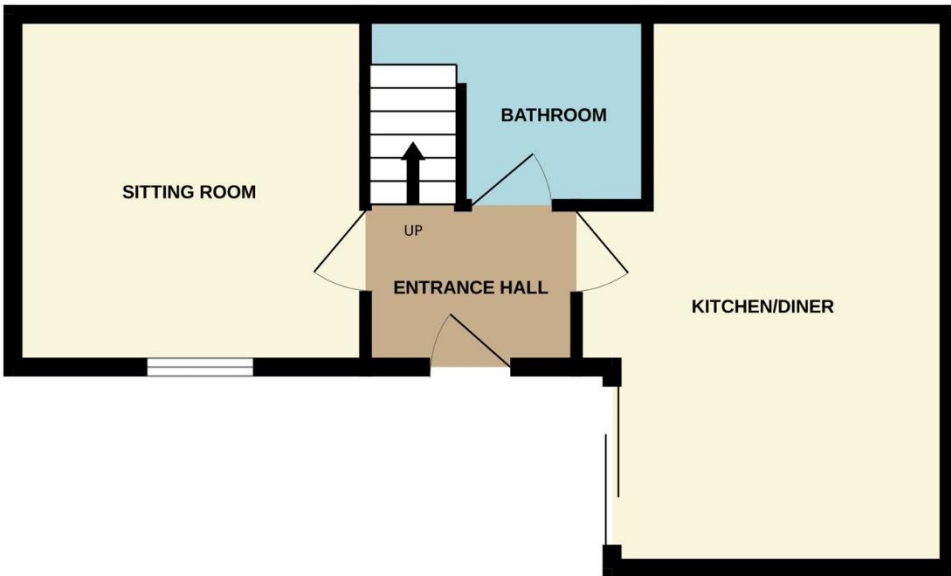






GROUND FLOOR

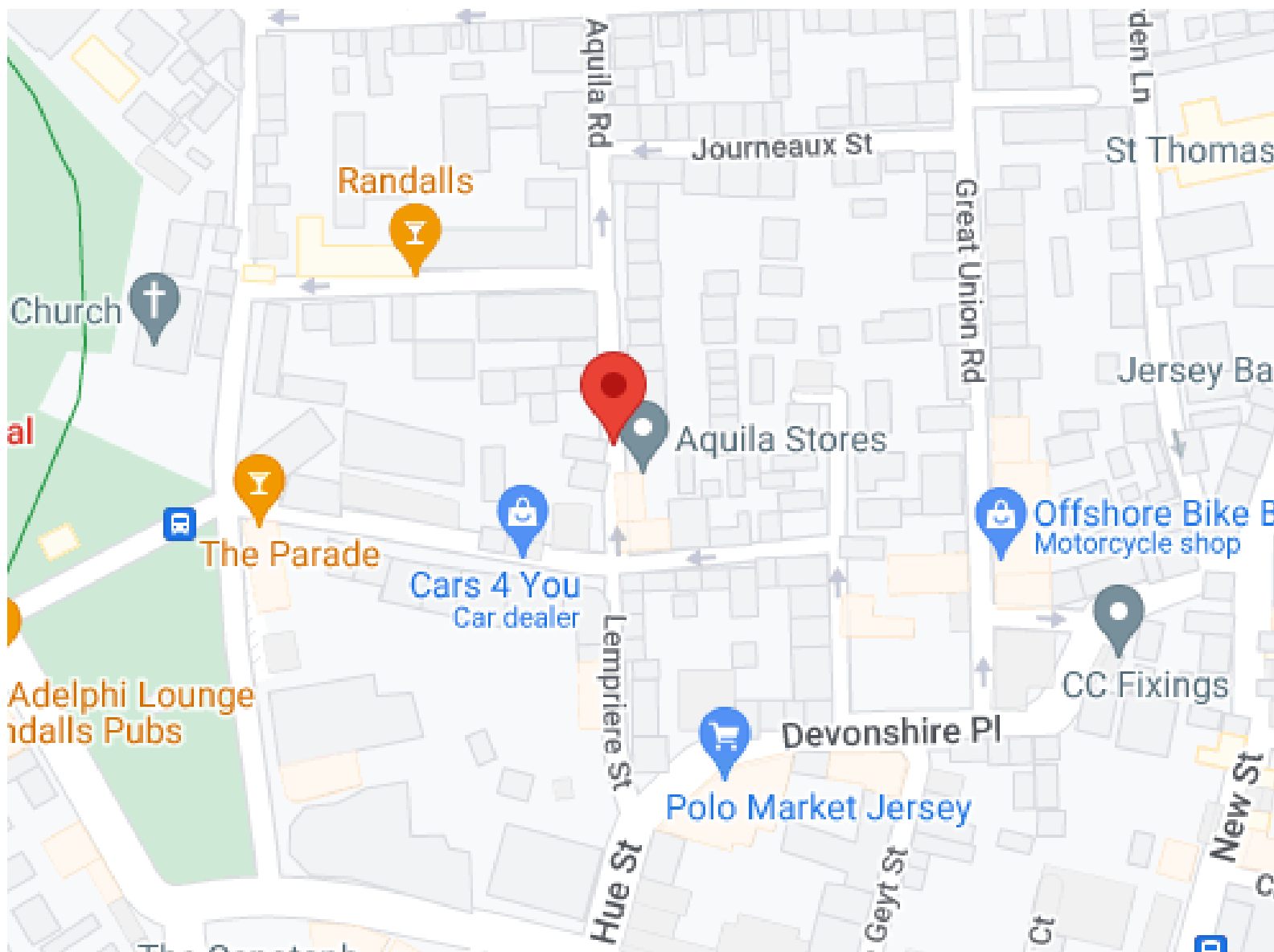
1ST FLOOR



TOTAL FLOOR AREA : 861sq.ft. (80.0 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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