

INTRODUCING

Flat 5, 12 Royal Crescent, Don Road, St Helier, JE2 4QG



Connecting People & Property Perfectly.

Royal crescent forms part of 1828 Classical-style crescent of two curved terraces, of early date for Jersey, the building originally a theatre. Positioned elevated from the road, the apartment is bright and quirky. Upon entering there is a entrance hall with understairs storage and living room with open staircase and large window which overlooks a small communal seating area. The kitchen is separate with integrated appliances and is spacious with room to dine and socialise. Upstairs provides a double bedroom with built in wardrobe, bathroom and second storage cupboard . There is also parking for one car and communal garden opposite the building. Located on the outskirts of town, Royal Crescent is within walking distance of town and Howard Davies Park, and ideal first home or buy to let investment.

- **Duplex apartment**
- **One double bedroom**
- **Eat in kitchen**
- **Walk in condition**
- **Communal garden**
- **One designated parking**

Price £365,000 | Qualified | Share Transfer



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PROPERTY ID: 3313





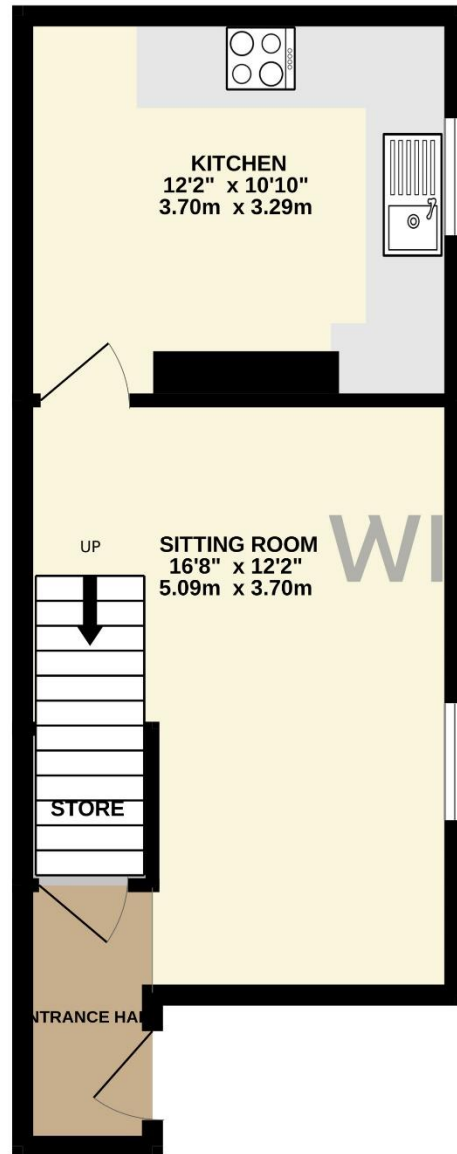




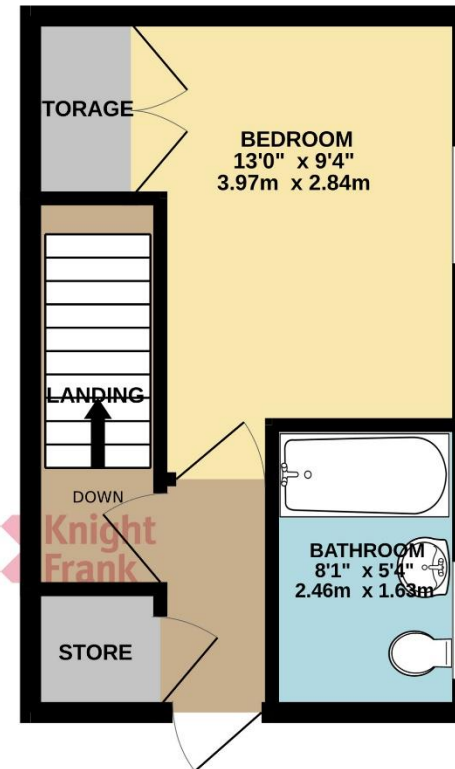




GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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

Electric heating

Fully double glazed

£90 pcm to include building insurance, all rates and sinking fund.

DIRECTIONS

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.

Call: +44 (0) 1534 877977
Email: office@wilsons.je

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