# INTRODUCING

Apartment 5 Crahamel House, 1-3 Duhamel Place, St Helier, JE2 4TP

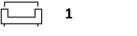


Connecting People & Property Perfectly.

Brand new two bedroom second 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.

- **Second floor apartment**
- Two bedroom/ Two bathroom
- Over 900sq ft of accommodation
- Open plan living space
- High spec new development
- **Balcony and storage cupboard**

Price £595,000 | Qualified | Flying Freehold

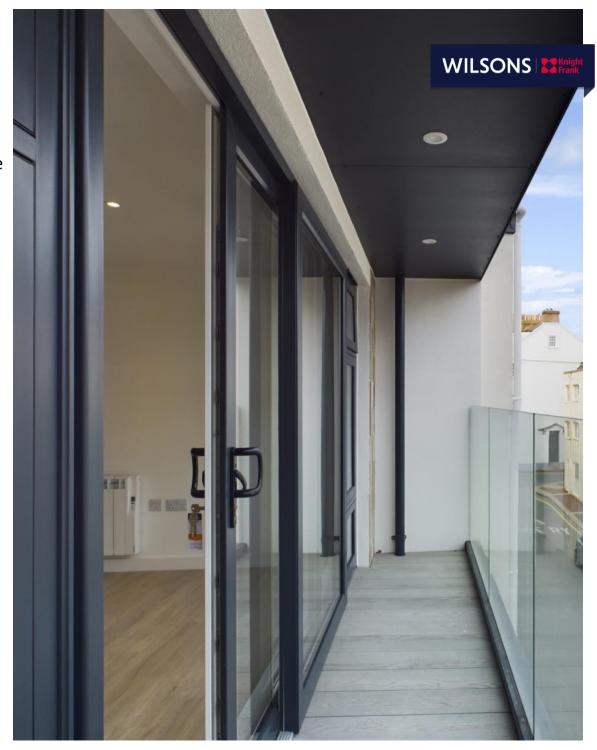
































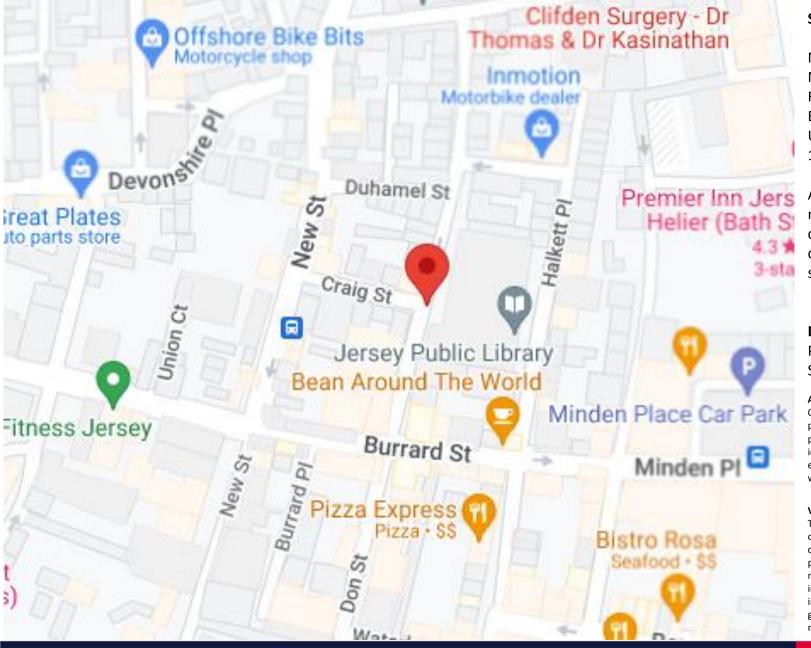












### **SERVICES**

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 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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