

INTRODUCING

Apartment 6 Crahamel House, 1-3 Duhamel Place, St Helier, JE2 4TP



Connecting People & Property Perfectly.

Brand new two bedroom top (third) floor apartment with wrap around balcony in a great central town location. Presented to the market with a high spec finish throughout the apartment comprises a spacious open plan living space, filled with natural light and two sliding doors directly accessing the wrap around balcony. The kitchen is fully fitted with integrated appliances, there are two double bedrooms one ensuite and seperate house bathroom. The development consists of only six units with excellent communal areas including entrance reception, bin store and individual lock up storage rooms. This would make an ideal first buy or buy to let investment or alternatively a good lock up and go/low maintenance home. Finished to the highest standard this is definitely one of the best developments currently on the market.

- **Top floor apartment**
- **Two bedroom/ two bathroom**
- **Brand new development**
- **Bright and spacious**
- **High spec throughout**
- **Wrap around balcony**

**Price £595,000 Qualified** Qualified | Flying Freehold



1



2



2



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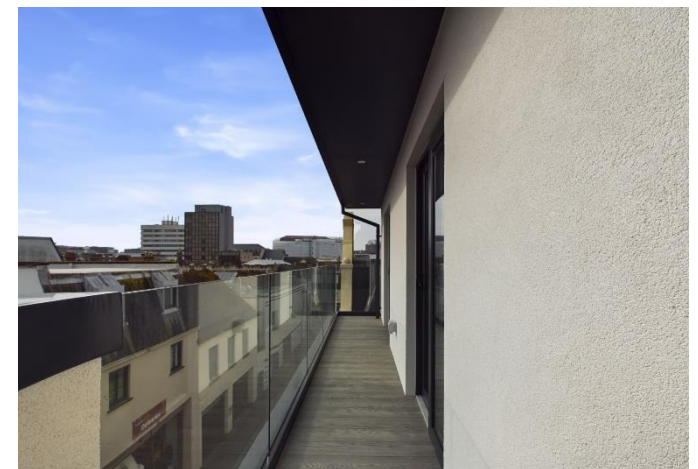
PROPERTY ID: 3375







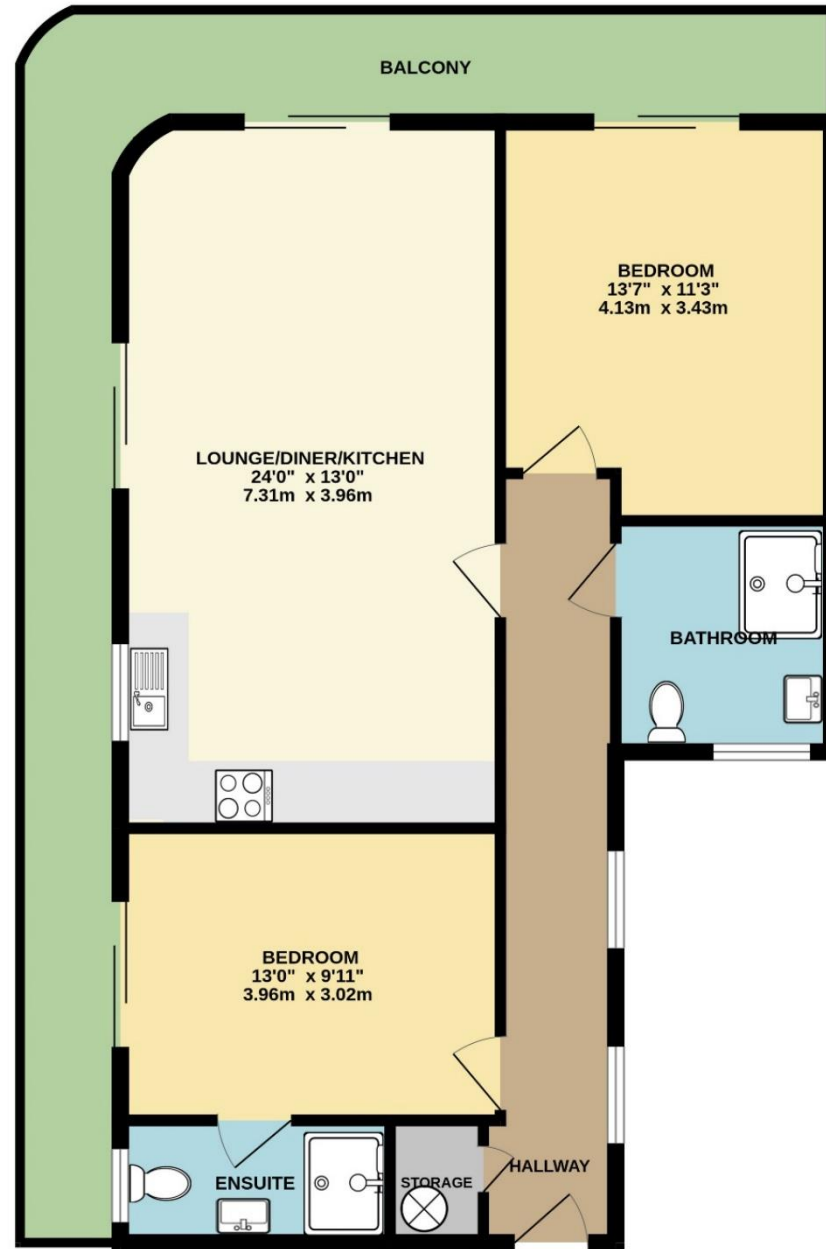








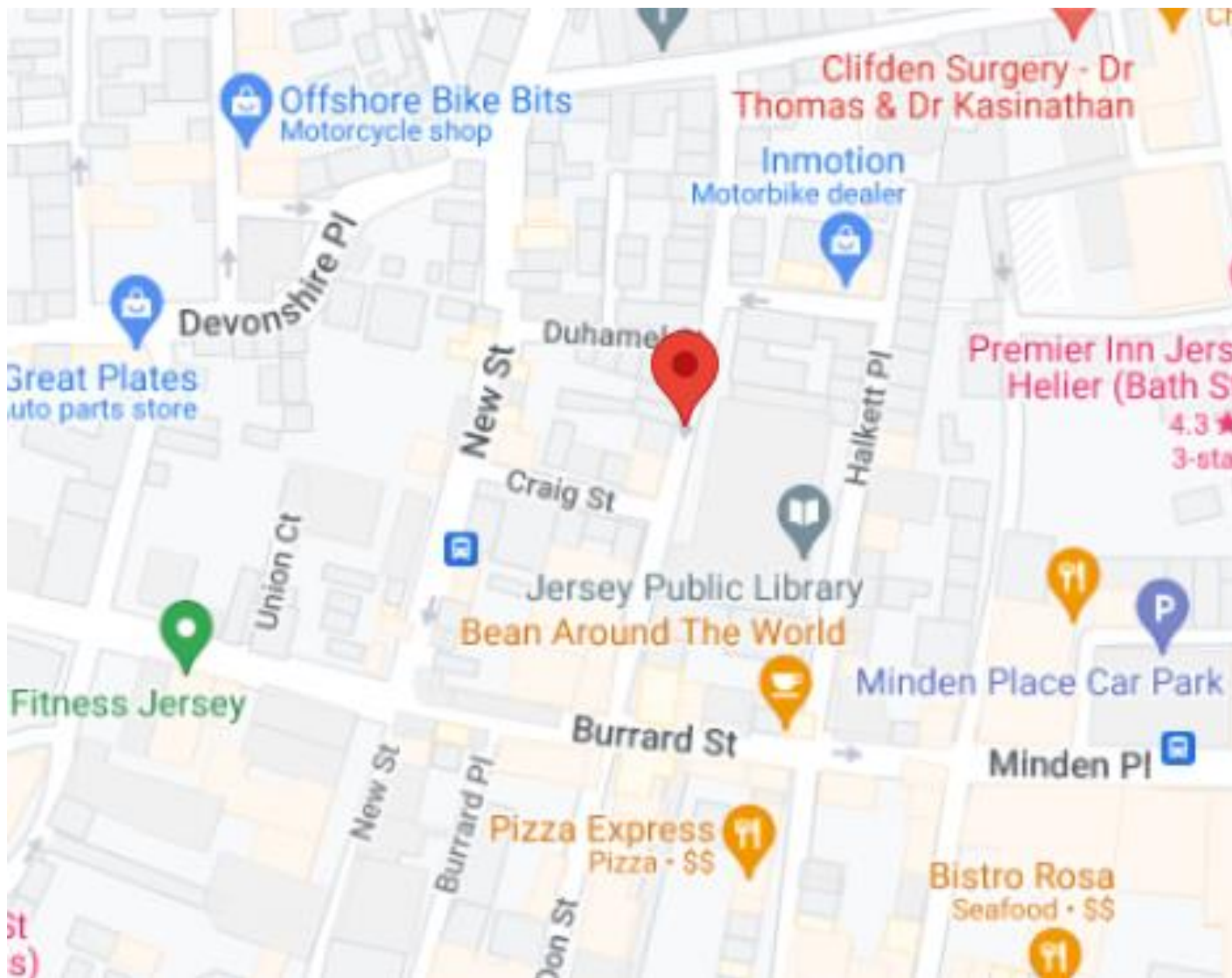
THIRD FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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 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 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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