

INTRODUCING

Apartment 7 Crahamel House, 1-3 Duhamel Place, St Helier, JE2 4TP



Connecting People & Property Perfectly.

Brand new two bedroom top (third) floor apartment with balcony and sun terrace location in a great central town location.

Presented to the market with a high spec finish throughout with integrated appliances, comprising of a spacious open plan living space with fully fitted kitchen and direct access to the balcony, utility cupboard, two double bedrooms one ensuite and house bathroom. In addition to the balcony there is a private west facing sun terrace which runs the whole back of the apartment. Plus the additional benefit of one garage parking space.

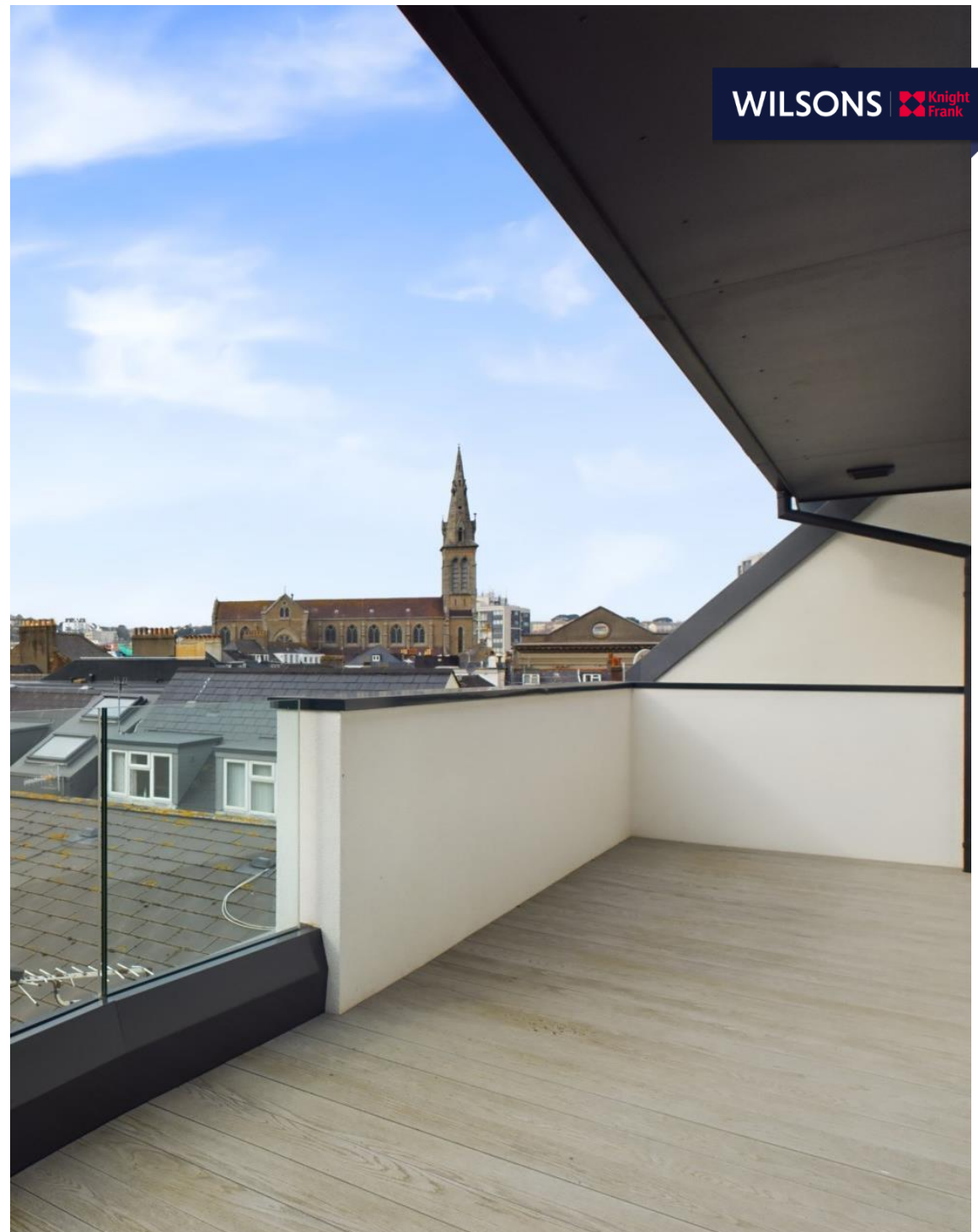
The development consists of only six units with excellent communal areas including entrance reception, bin store and individual lock up storage rooms. This would make an ideal first buy or buy to let investment or alternatively a good lock up and go/low maintenance home. Finished to the highest standard this is definitely one of the best developments currently on the market.

- **Top floor apartment**
- **Two bedroom/Two bathroom**
- **Open plan living space**
- **High spec throughout**
- **Balcony and west facing sun terrace**
- **Single garage parking space**

Price £555,000 | Qualified | Flying Freehold



PROPERTY ID: 3376





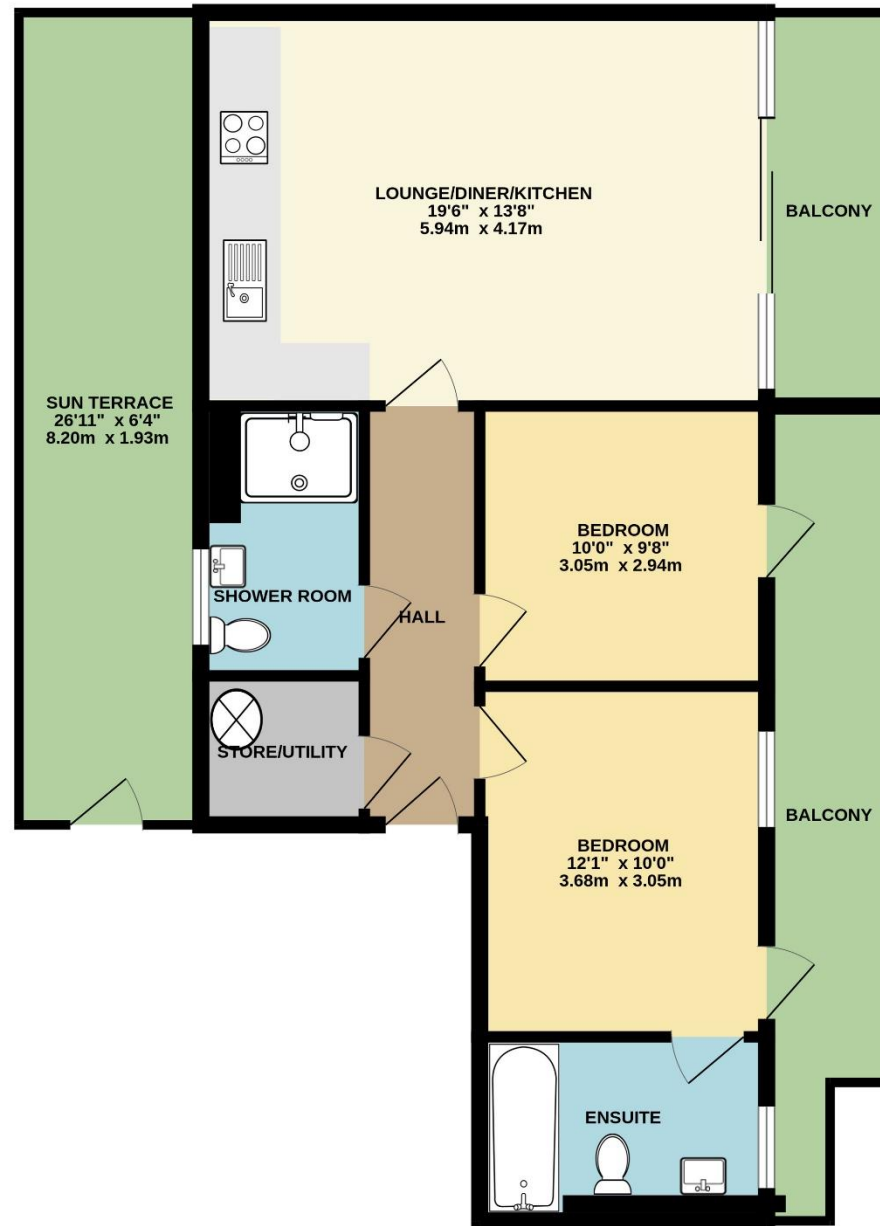








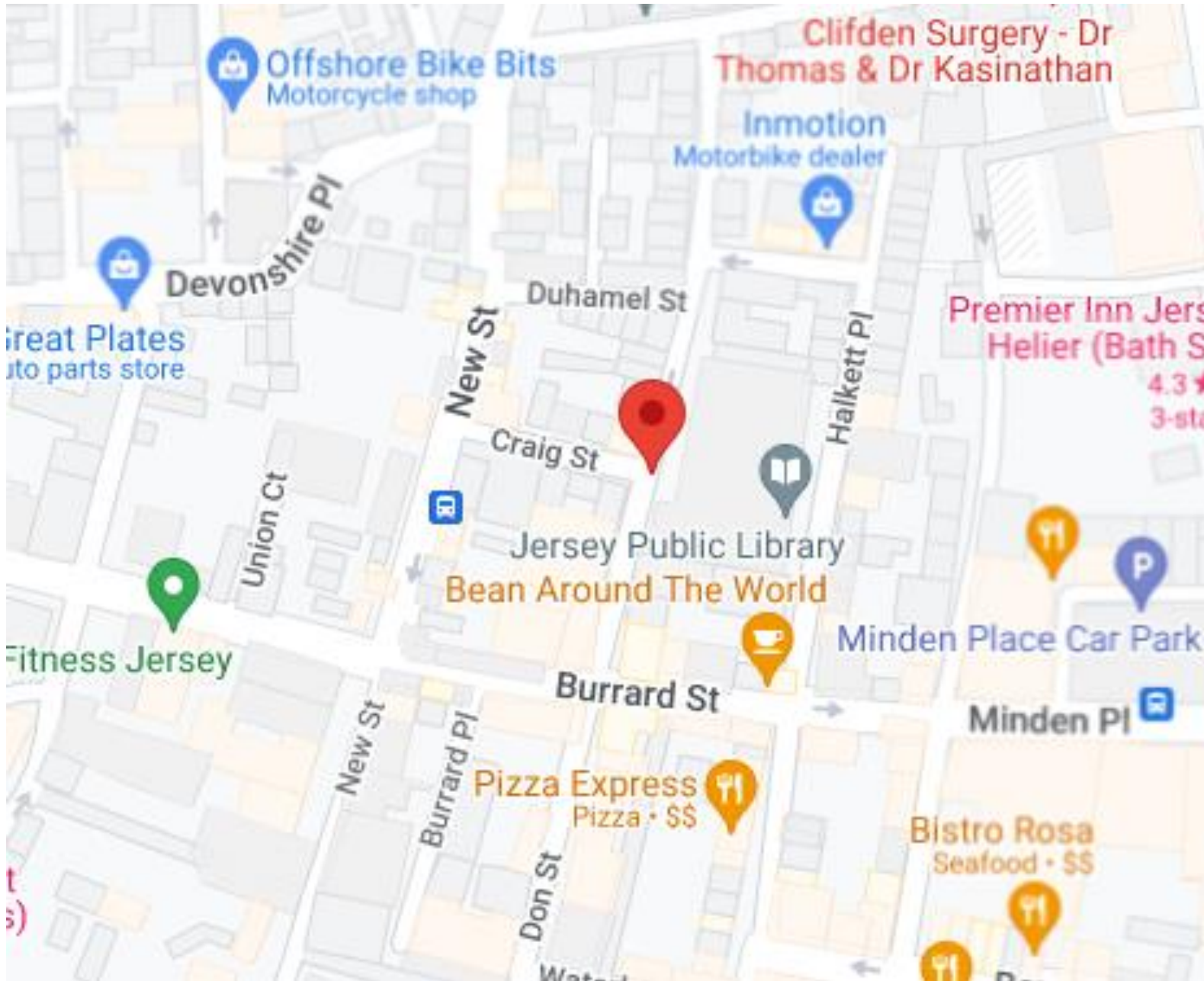
THIRD FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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
1x garage parking space

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

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