

INTRODUCING

Flat 3, 3 Roseville House, Roseville Street, St Helier, JE2 4PL



Connecting People & Property Perfectly.

Excellent one bedroom top floor apartment, conveniently positioned only a short walk into town, yet only a stones throw from the beach and Havre des Pas outdoor swimming pool.

Situated on the top floor of a character terraced building, one of only three in the building, the apartment is brought to the market in great condition throughout. Comprising open plan kitchen/living room, double bedroom with fitted wardrobe, eaves storage & shower room. The apartment would be the perfect step on to the property ladder and would appeal to those wishing to live close to the beach.

Also benefiting, the apartment has a good size external store. If required rented parking for one car can be transferable to the new owner at £150 per month.

- **Top floor apartment**
- **One bedroom/one bathroom**
- **Stones throw from the beach**
- **Excellent presentation**
- **External storage cupboard**
- **Transferable rented parking space**

Price £225,000 | Qualified | Share Transfer



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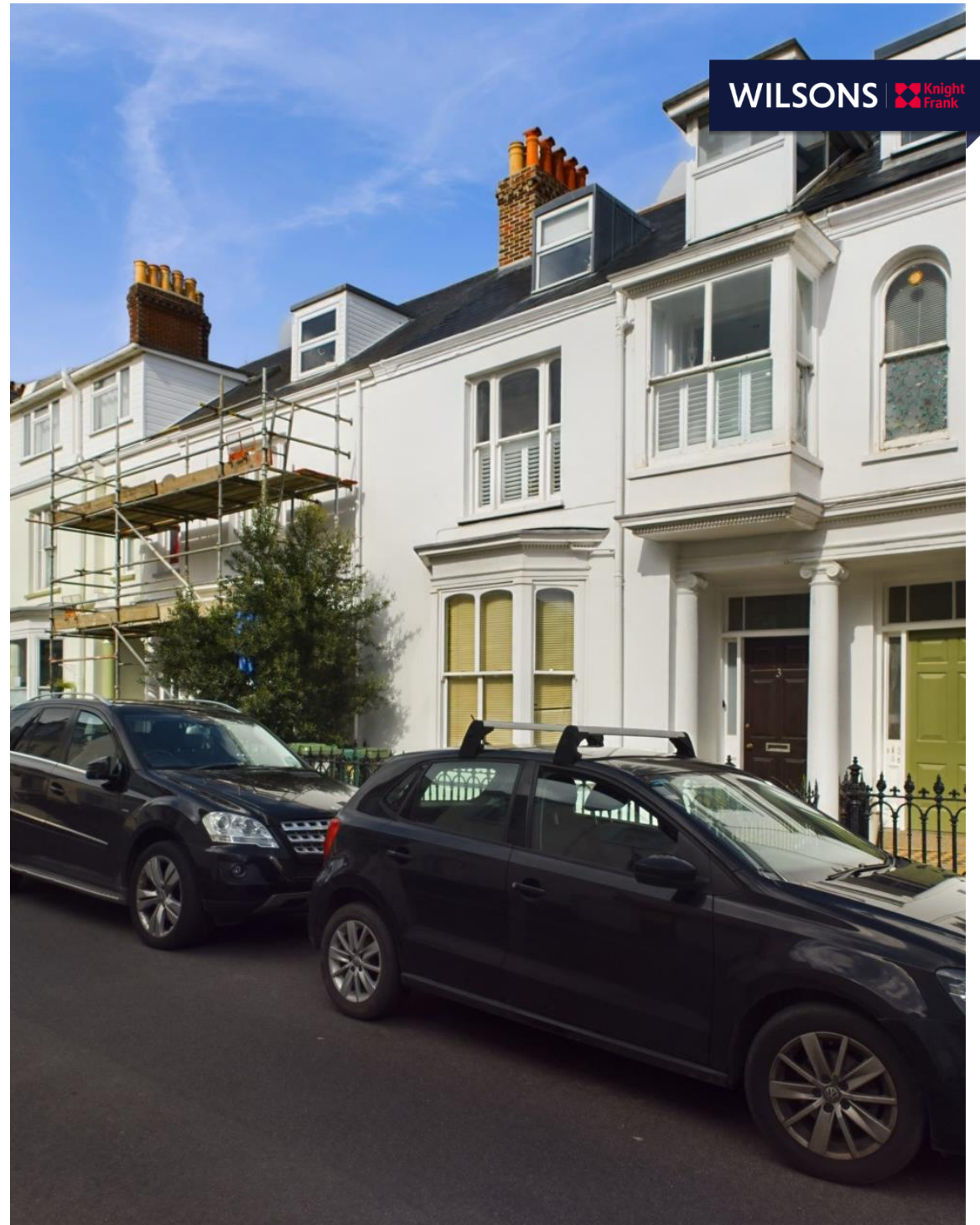


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PROPERTY ID: 3398

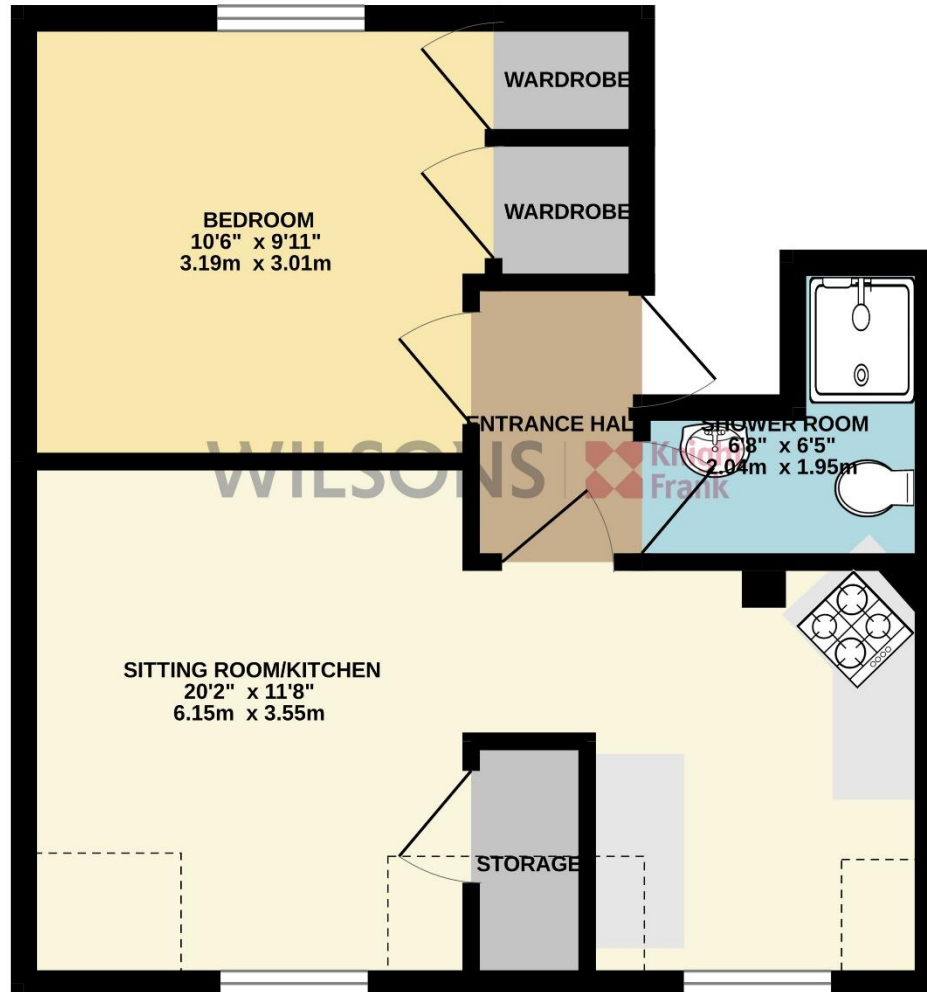






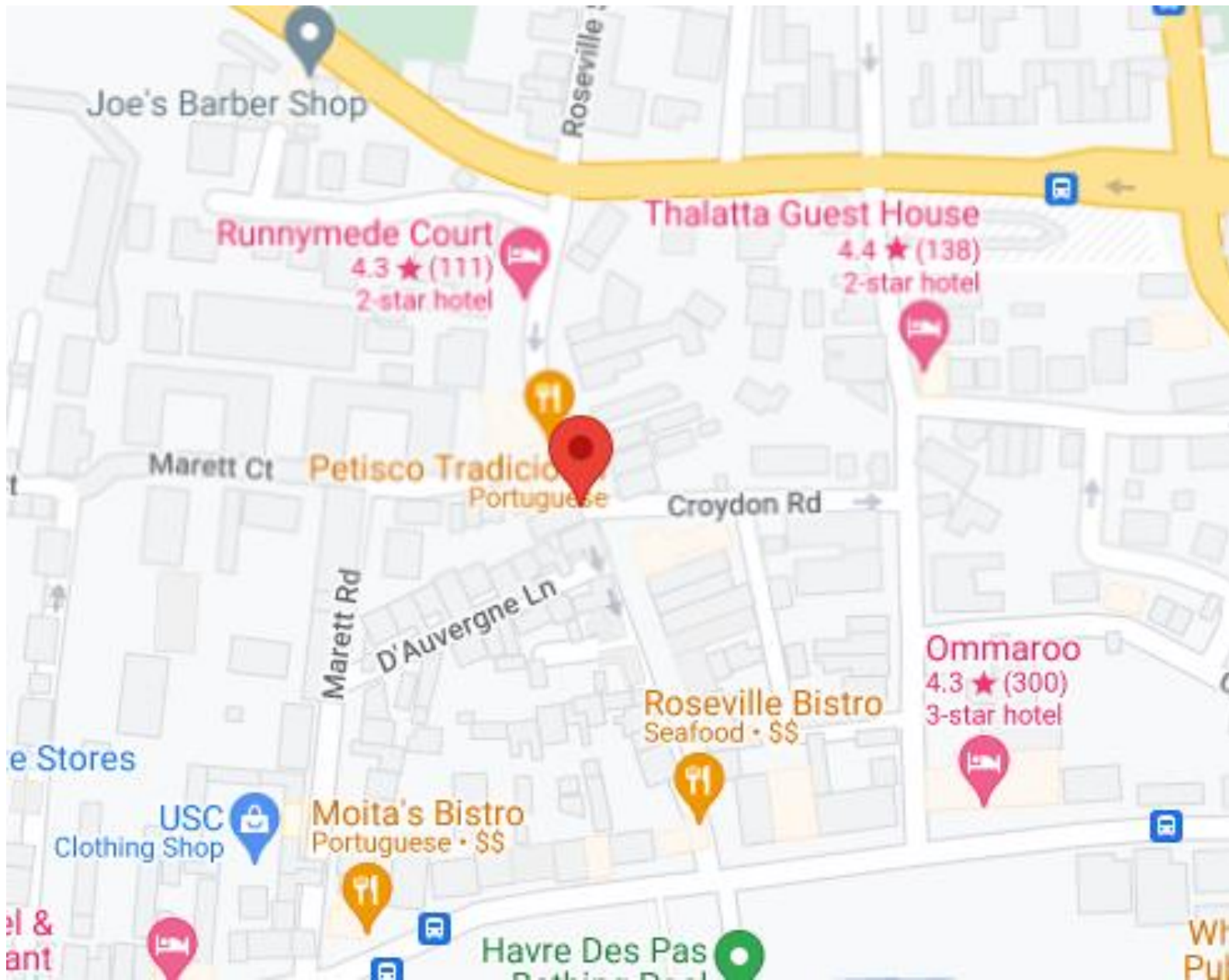


SECOND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (35.9 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

Service charge £83.42 per month to include communal lighting, fire alarm system and sinking fund.

Managing agent - Morgan Finch

Transferable rented parking space - £150pcm

DIRECTIONS

Heading down Roseville Street towards the sea. 3 Roseville House is positioned towards the end of the road on the left (opposite the Stop Shop).

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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