

INTRODUCING
Flat 4, 1, Clarendon Road, St Helier, JE2 3YW



Connecting People & Property Perfectly.

Situated on the outskirts of town, this two bedroom, second floor (no lift access) apartment is an ideal first step onto the property ladder or investment opportunity.

The apartment feels bright and spacious, briefly comprising, entrance hall, living room, separate kitchen, two double bedrooms and house bathroom. Presented in good condition throughout.

This apartment also benefits from having a designated parking for one car.

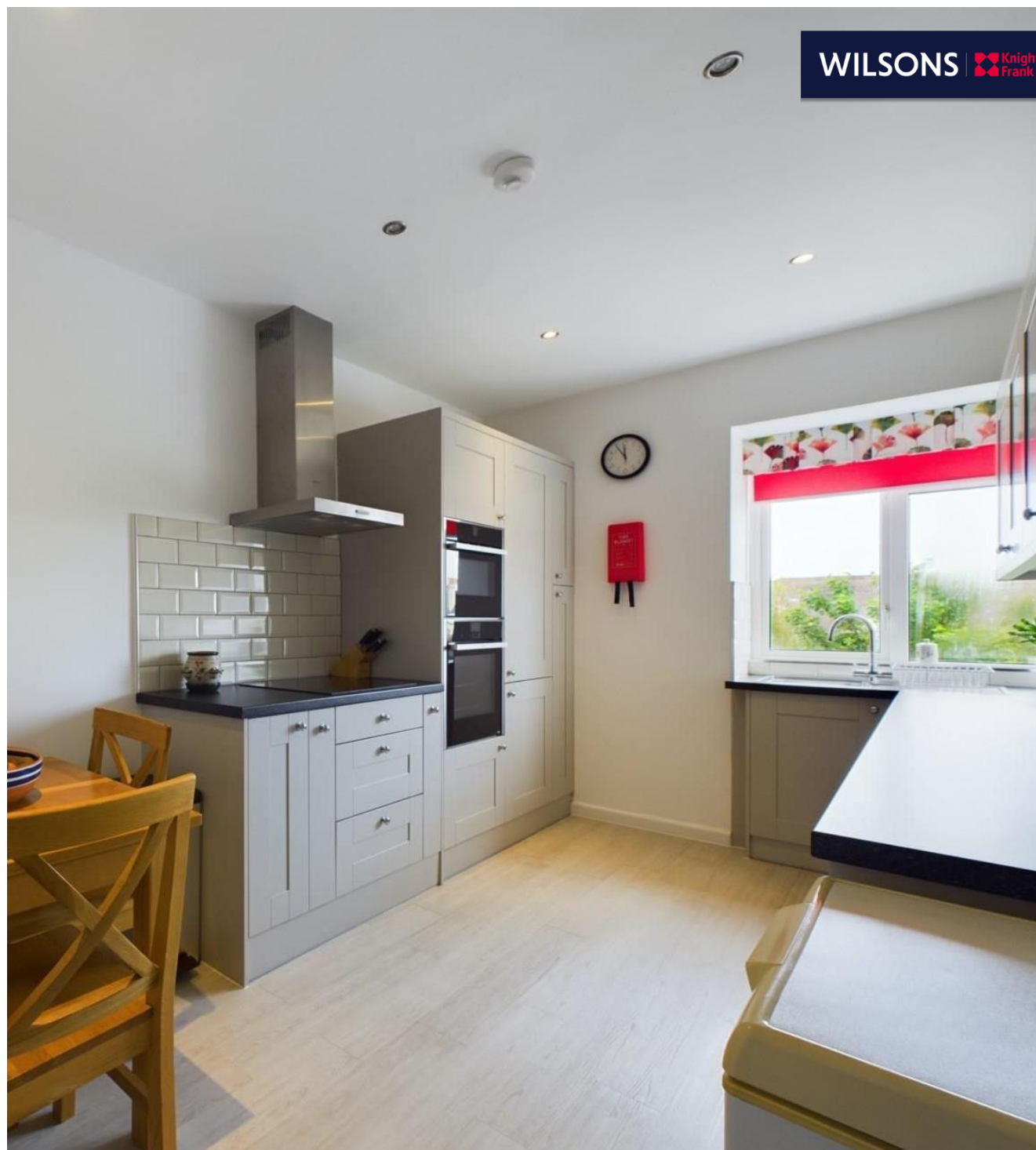
Located on Clarendon Road, providing easy access to St Helier centre, with all the local amenities it has to offer.

- **Two bedroom apartment**
- **Bright and spacious**
- **Second floor**
- **Good condition throughout**
- **Parking for one car**
- **Outskirts of town**
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Price £550,000 | Qualified | Share Transfer



PROPERTY ID: 3424



WILSONS Knight Frank

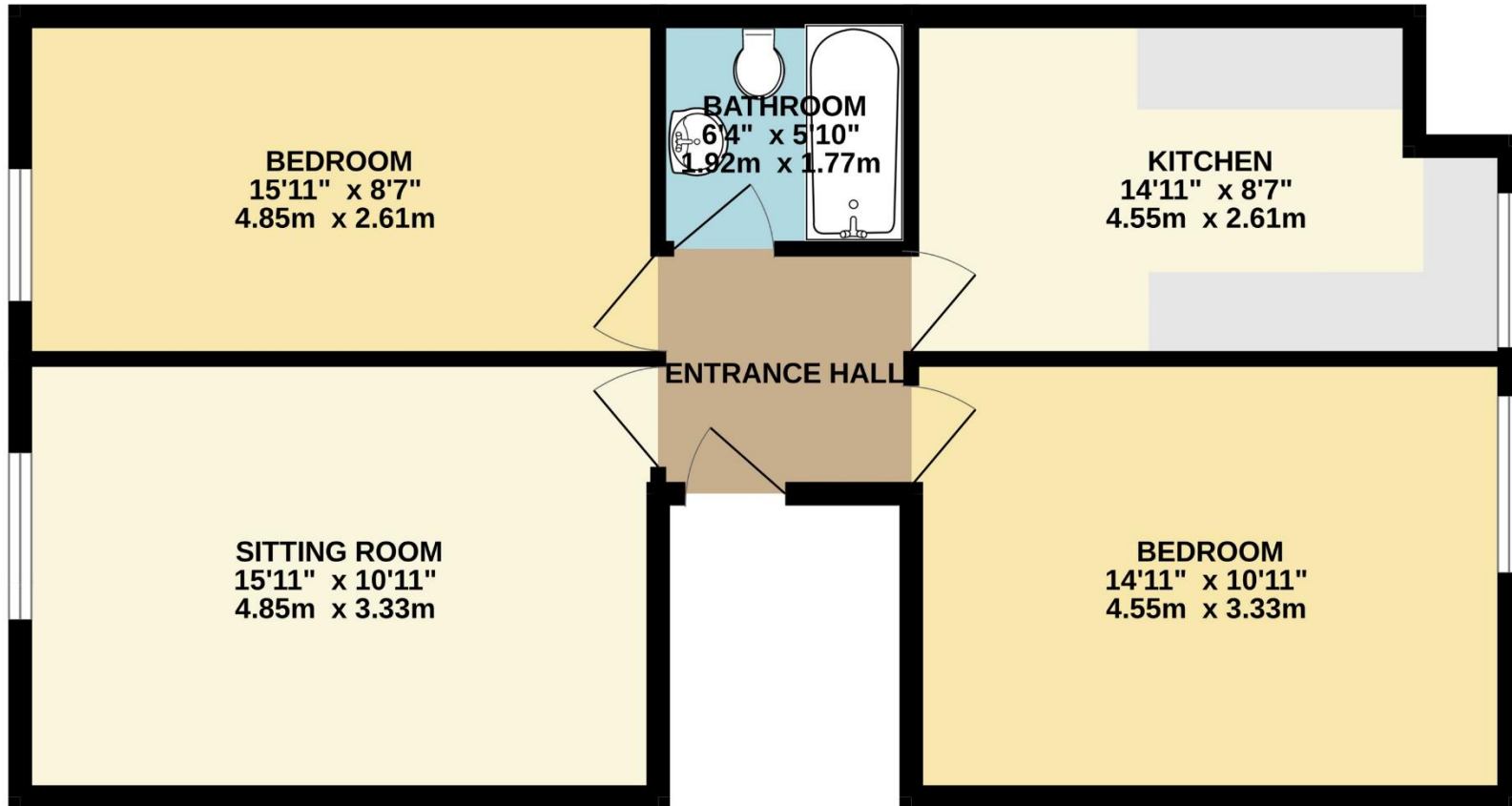








SECOND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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 drains
Mains heating
Electric heating

£330.50 pcm to cover water, communal electricity, fire alarm system testing, building insurance, management fees and contribution to the 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.

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