

INTRODUCING

2 Regency House, Regent Road, St Helier, JE2 4UZ

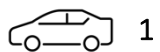
WILSONS |  **Knight
Frank**

Connecting People & Property Perfectly.

Excellent two bedroom, ground floor apartment conveniently positioned only a short walk into town yet only a stones throw from the beach at Havre des Pas. Although in good condition, the apartment is a blank canvas for someone to put there own stamp on. Offering 800 sq ft of accommodation the apartment briefly comprising living room, separate fully integrated kitchen, large double bedroom, single bedroom and house bathroom. This apartment also benefits from having designated parking for one car in a private carpark immediately behind the building, with snow hill hill carpark a one minute walk away. Located on Regency road, this provides easy access to St Helier centre, with all the local amenities it has to offer.

- **Ground floor apartment**
- **Two bedrooms/ One bathroom**
- **800 sq ft of accommodation**
- **Convenient town location**
- **Walk in condition throughout**
- **One designated parking space**

Price £399,000 Qualified Qualified | Share Transfer



PROPERTY ID: A3452

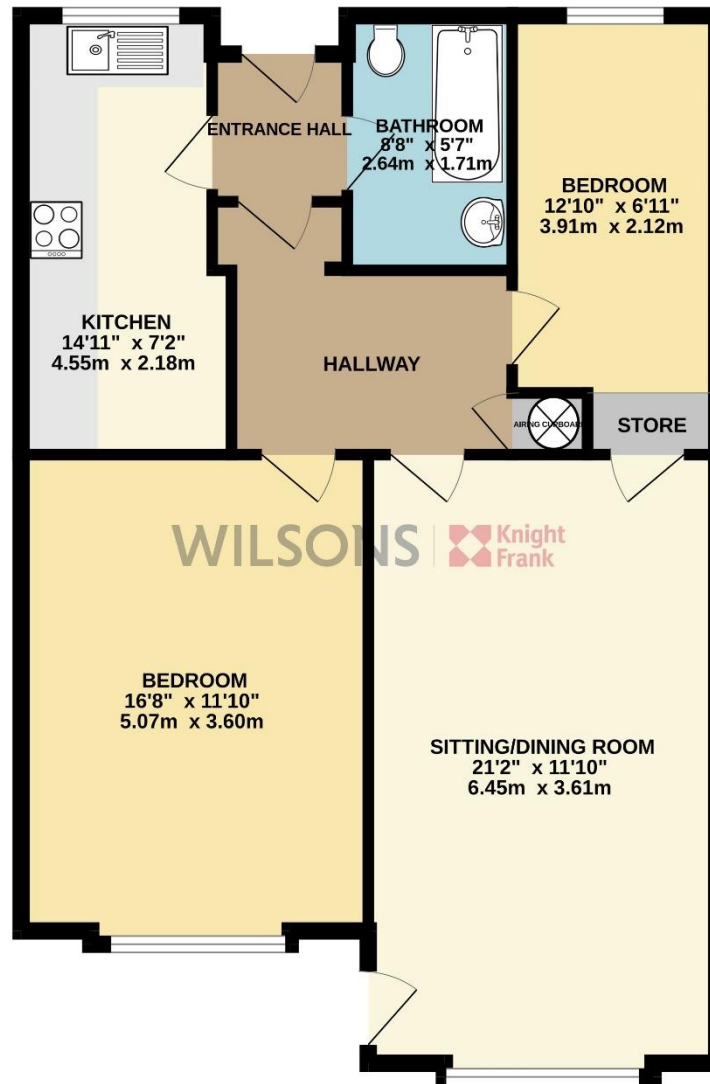




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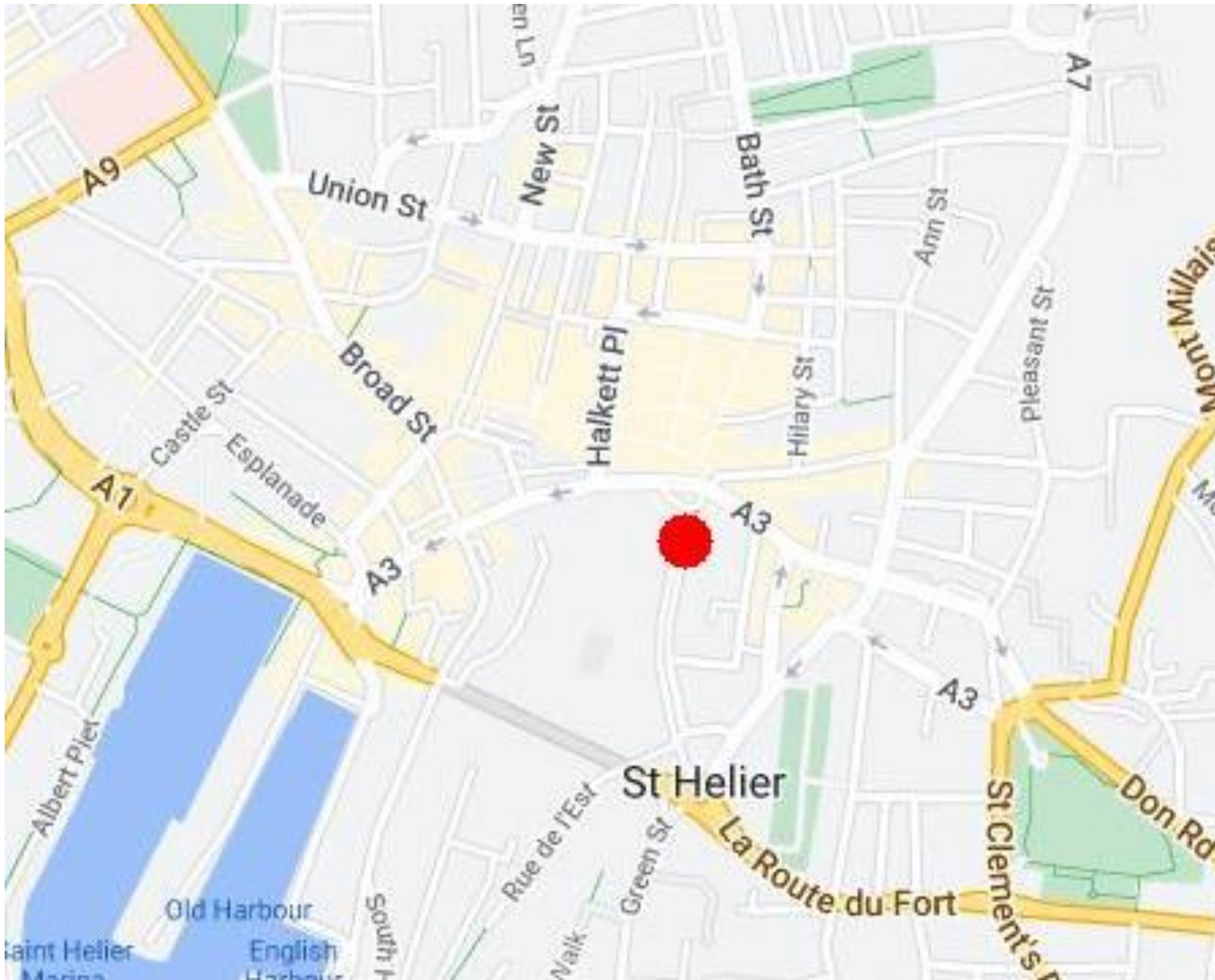


GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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
Electric heating
Double glazing

SERVICE CHARGE

£200pcm to include building insurance, lift maintenance, communal maintenance, water and sinking fund

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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