

INTRODUCING

15 Regent House, Park Heights, Old St Johns Road, St Helier, JE2 3TF



Connecting People & Property Perfectly.

Exempt from the usual housing qualifications, allowing non-residents of Jersey to purchase & occupy, this fantastic apartment would provide a perfect home, holiday home or long term residential investment. Situated in an excellent position on Old St John's Road, providing easy access into town, only a few minutes walk.

The well designed accommodation, totalling 1450 sq foot, briefly comprises a spacious entrance hall, large light south/west facing living/dining room, separate kitchen, three double bedrooms, two en-suite bathrooms and a separate house shower room.

The apartment has a south/west facing balcony off the living room. There is secure garage parking for two cars and a large storage area.

This unique opportunity to live in Jersey without housing qualifications is one not to be missed, only 30 minutes from London, no capital gains and no death duties.

- **PASSPORT TO JERSEY**
- **Opportunity to live in Jersey without housing qualifications**
- **No death duties, no capital gains**
- **1450 sq ft of accommodation**
- **Three bedrooms, three bathroom**
- **Balcony & undercover parking for two cars**

**Price £1,200,000 | Registered** | Share Transfer



PROPERTY ID: A2448























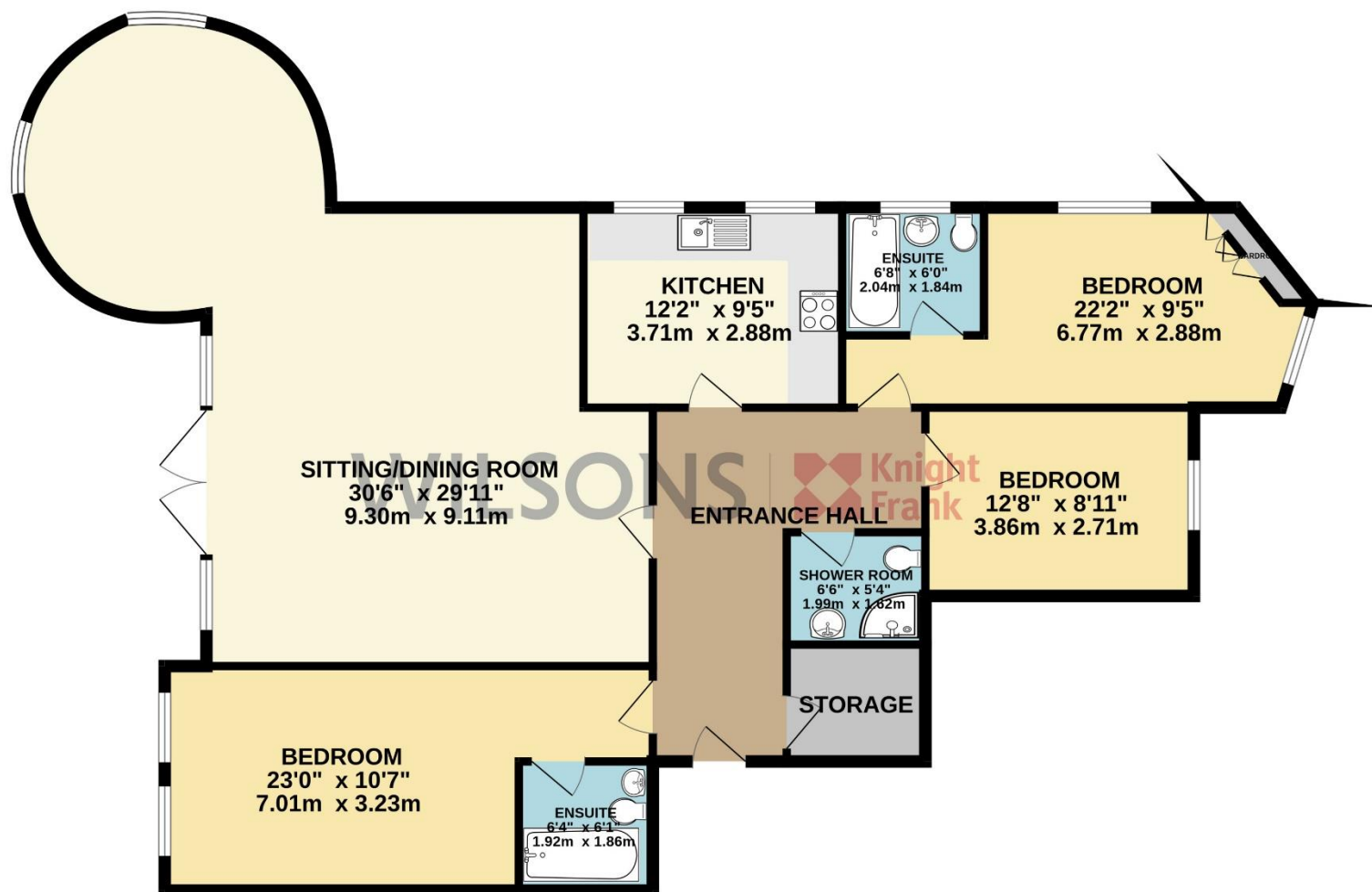
WILSONS  Knight Frank







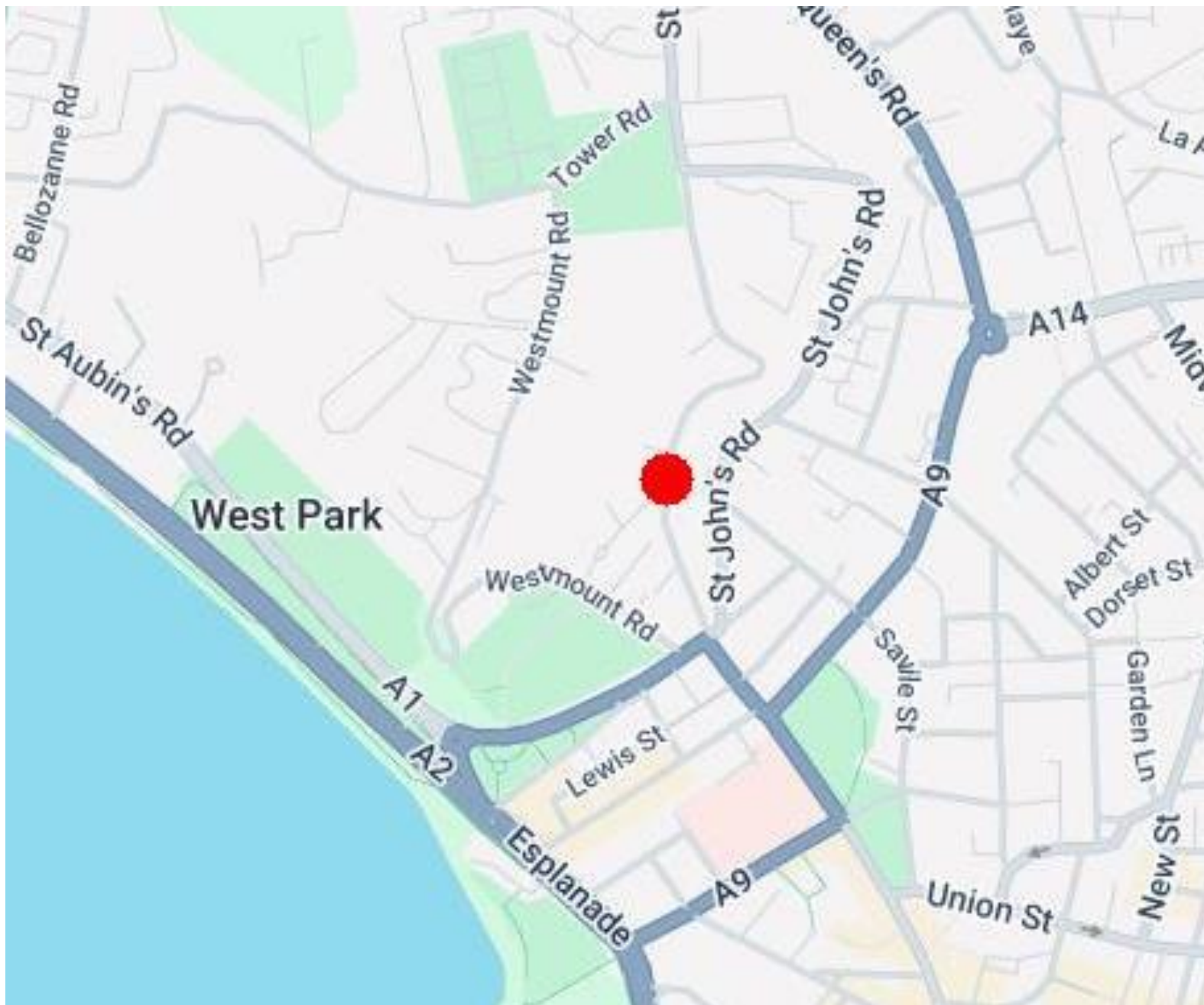
GROUND FLOOR  
1452 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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 drains  
Mains water  
Electric heating  
(new boiler and water cylinder recently fitted)

### SERVICE CHARGE

£297.85 pcm to include care-taker

### 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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