



11,
Union Street, St. Helier, JE2 3RF

Asking price £595,000



FREEHOLD - Reside are pleased to present this spacious three bedroom townhouse.

The property is located in the heart of St Helier close to all local amenities including, shops, restaurants and bars. It even has a gym on it's doorstep for those fitness enthusiasts or only a short stroll to work for those wanting to take it easy.

This property offers fantastic space throughout. On the ground floor you are welcomed with the entrance hall with stairs leading to the first floor. On the first floor there is a bright spacious living room/dining room, perfect for entertaining, a great sized kitchen with ample storage, and a WC. On the second floor there is a generous master bedroom and ensuite shower room, the second bedroom and the house bathroom. On the top floor there is a third double bedroom with attic storage space.

Externally, there is a lock up store room with an additional area to store bikes/motorbikes, whilst there is also scope to add a south facing roof terrace, subject to planning permission.

Although there is no parking, there is rentable parking close to the property, as well as several public car parks nearby and Evie cars are available only a couple of minutes away.

This property would make a great alternative to apartment life or for those looking for an investment, the property would produce a potential gross yield of 4.50%. Viewings are highly recommended by the vendor's sole agent.



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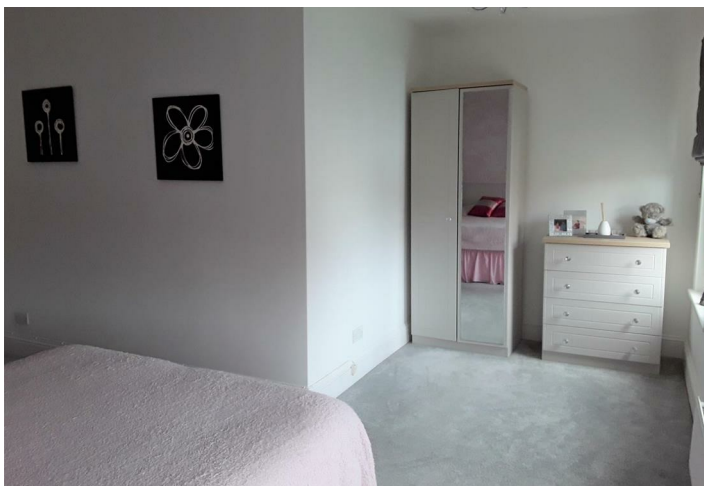
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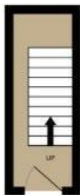
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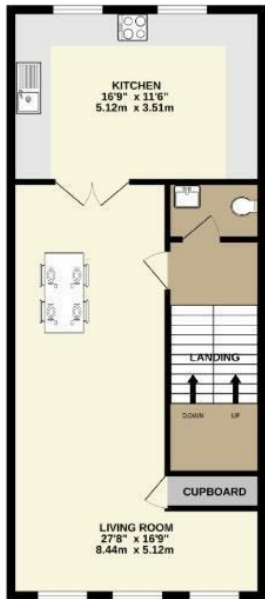
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Floor Plan

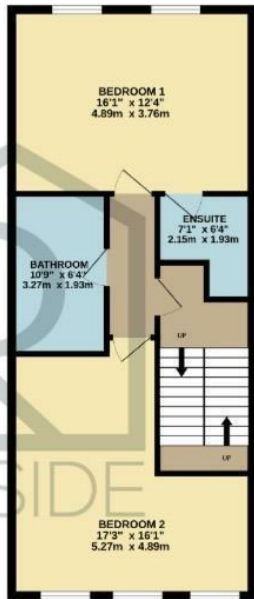
FIRST FLOOR
AREA: 3,144.70 sq.m



SECOND FLOOR
AREA: 2,144.70 sq.m



THIRD FLOOR
AREA: 2,144.70 sq.m



FOURTH FLOOR
AREA: 2,144.70 sq.m



TOTAL FLOOR AREA : 1645 sq.ft. (152.9 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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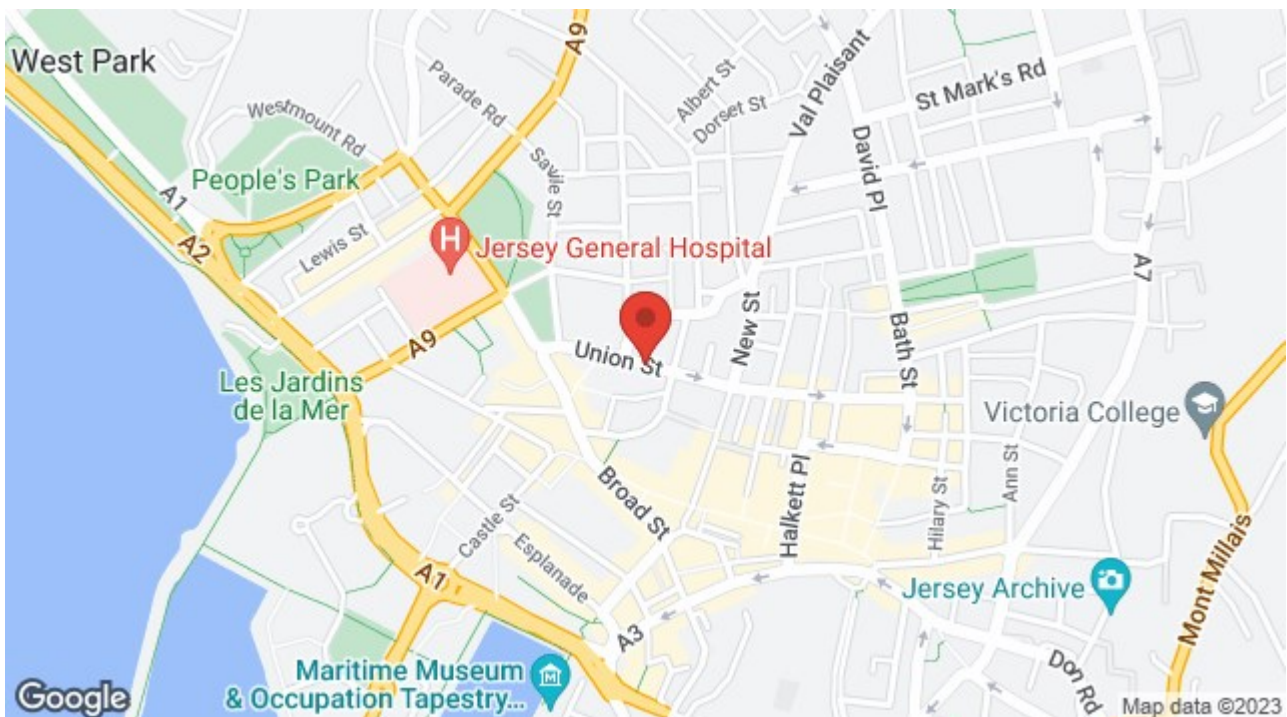
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Key Information

- No Onward Chain
- Spacious Townhouse
- Three Double Bedrooms
- Two Bathrooms and separate WC
- Electric Central Heating
- Lockup Store & Area for Bikes/Motorbikes
- Fantastic Investment Potential
- Scope for Roof Terrace

Directions

Travelling East on Union Street, the property is located on the RHS after the Jersey Hospice shop.



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