



Rouge Bouillon

St. Helier, Jersey

- Purpose Built Apartment
 - Lounge/diner
 - Town Outskirts
- One Double Bedroom
 - Fully equipped modern Kitchen
 - One Parking Space

Asking Price £245,000 Flying Freehold





Flying Freehold:-Situated on the town outskirts at Rouge Bouillon, this purpose-built one-bedroom apartment presents an excellent opportunity for first-time buyers, couples, or savvy investors. Just a five-minute stroll from the vibrant town centre, residents will find themselves surrounded by a wealth of amenities, ensuring convenience is always at hand.

The apartment features a welcoming lounge/diner, perfect for relaxation and entertaining, alongside a fully equipped modern kitchen that caters to all your culinary needs. The double bedroom also comes with fitted bedroom furniture. The well-appointed bathroom includes the added advantage of an airing cupboard, providing extra storage space for your belongings.



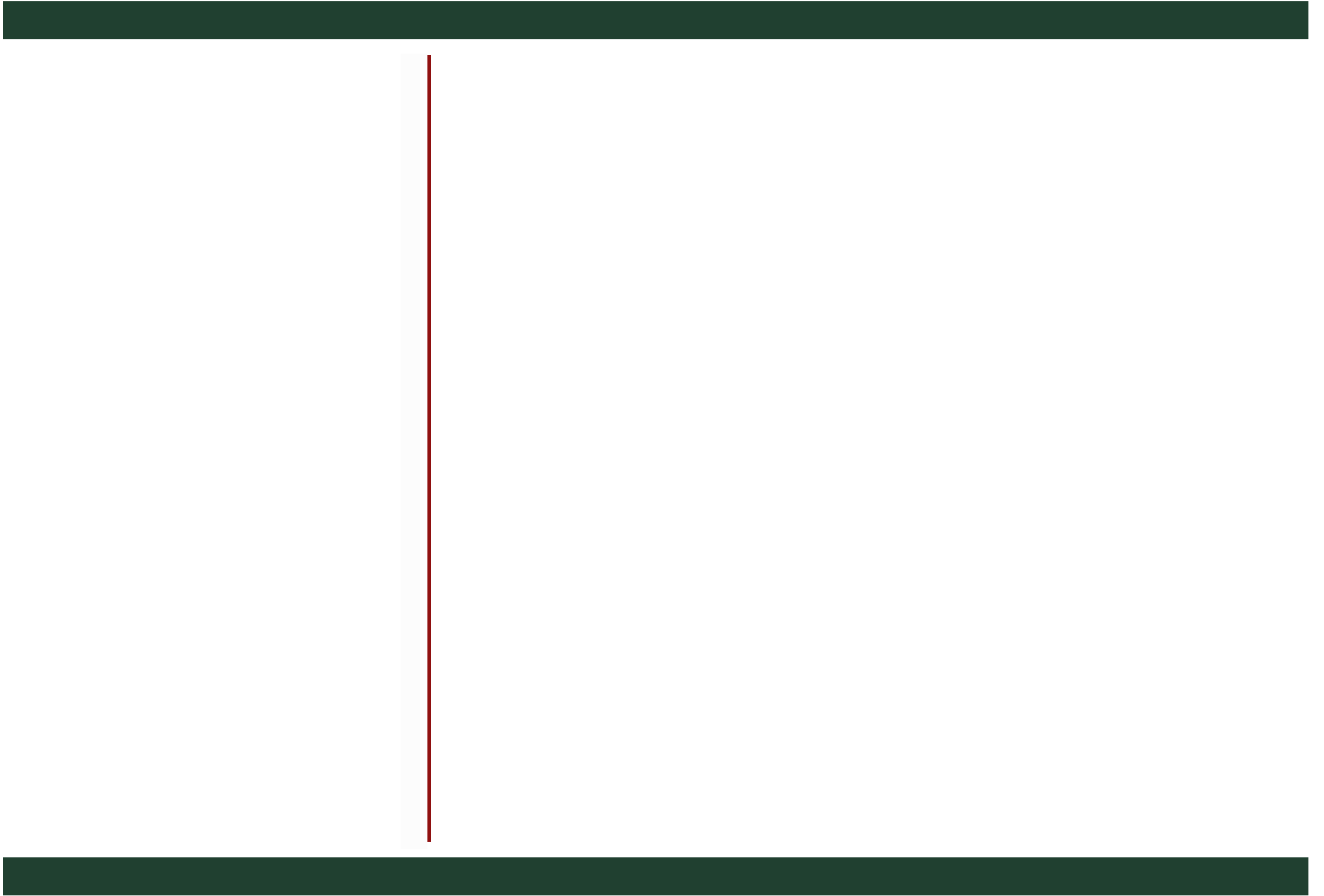
This property also boasts a designated parking space at St Helier Court, a rare find in such a central location and at the apartment there is a bike storage area. With Springfield gym and sports grounds just a short distance away, this apartment is ideal for those who enjoy an active lifestyle.

Having been rented for many years, the property has consistently generated a good

rental income, making it an attractive option for investors looking to expand their portfolio. Whether you are seeking a charming home or a lucrative investment, this apartment is not to be missed. Parking Space is available at St Helier Court- Parking space J7. Service:- ,Electric Heating, all mains services, No Gas, Service Charges:- £80 per month to include Building Insurance, money towards the sinking fund, cleaning and lighting of all communal areas.

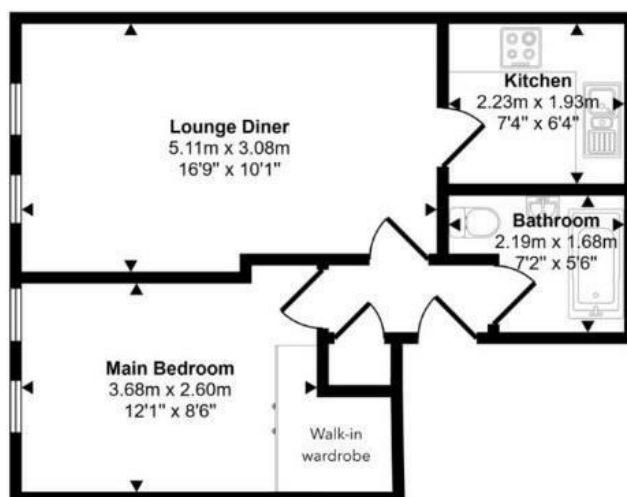






Local Authority
Council Tax Band **Exempt**
EPC Rating

Approx Gross Internal Area
36 sq m / 392 sq ft



Floorplan



Troys Estate Agency Ltd Office

10 Sand Street, St Helier, Jersey, JE2 3QF

Contact

01534 607070
duty@troysjsy.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.