



FC075

**APT 86 CENTURY BUILDINGS PATRIOTIC STREET, ST.  
HELIER, JERSEY, JE2 3AE**

Asking Price

**£339,000**

**FINE & COUNTRY**  
JERSEY

## Property details

SHARE TRANSFER - We are delighted to present this spacious 520 sqft 1 bedroom apartment on the 5th floor, which is in excellent order throughout. Favourably situated close to town and only a short walk to the Waterfront and West Park beach. Offering bright and spacious accommodation including; fitted kitchen with integrated electric appliances and a raised ceiling which opens into a good size lounge/ diner with patio door to the south facing balcony, 1 spacious double bedroom with ample built-in wardrobes and a good-sized house bathroom again with a raised ceiling. This is a perfect low-maintenance first home, ideal investment or first step on the property ladder - early viewing highly recommended.

## Outside

Penthouse apartment with west-facing balcony from living room

Communal garden

Close to all St Helier amenities

## Services

All mains excluding gas.

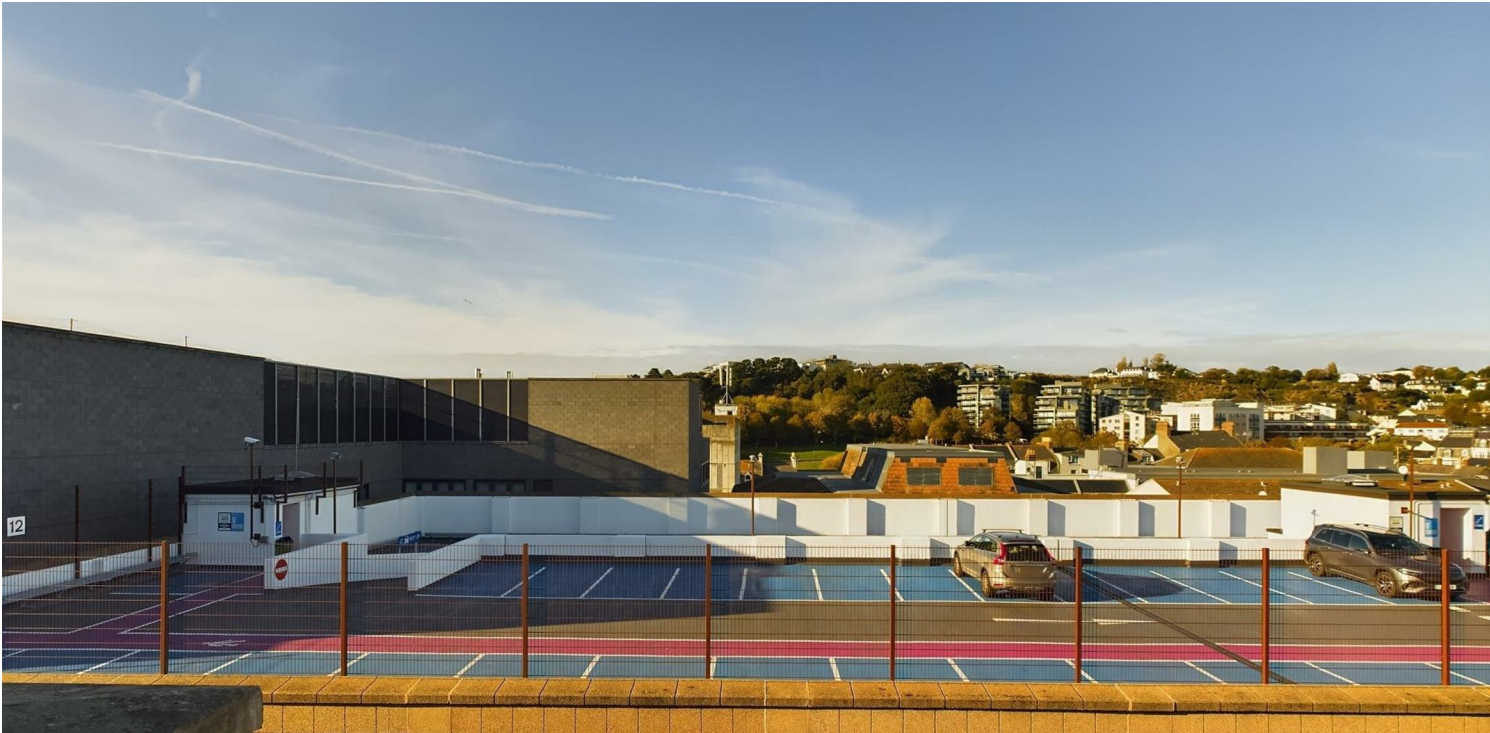
Electric heating & fully double glazed.

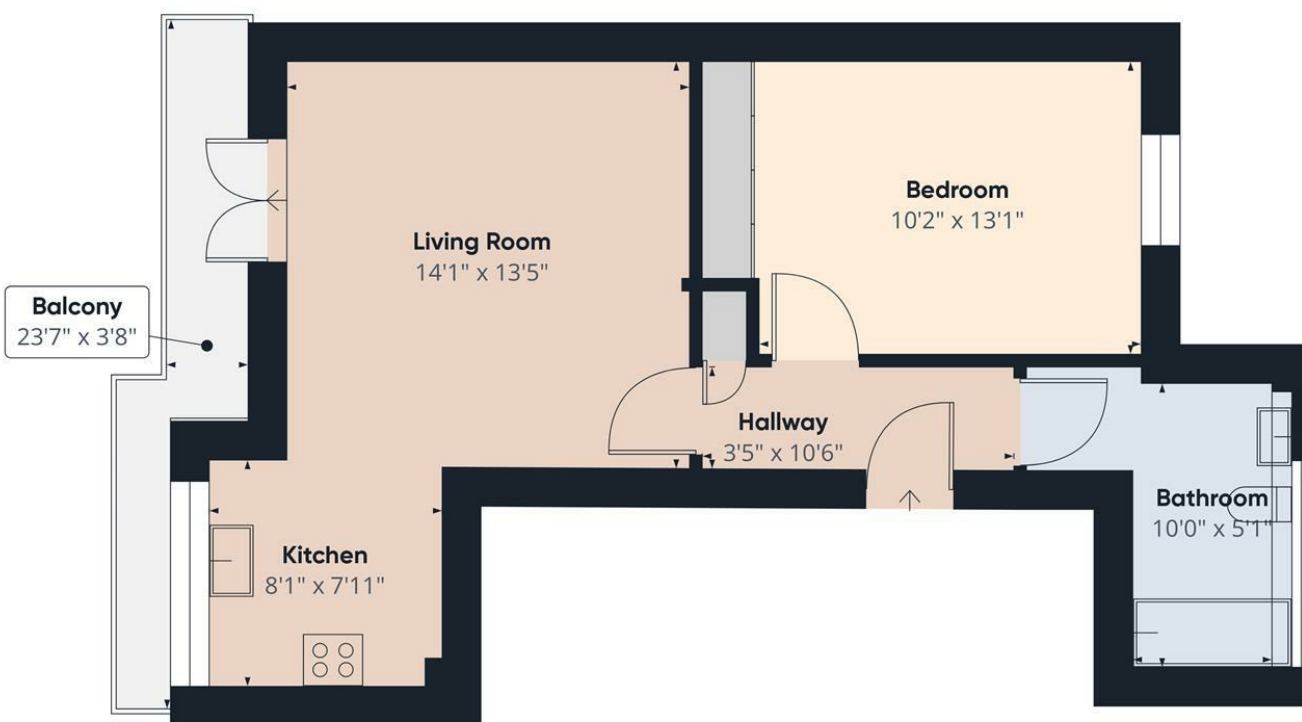
Service charge £858.30 per quarter - this includes buildings insurance, cleaning of communal areas, caretaker, water, parish rates, lift maintenance, managing agent & contribution to sinking fund. Storage is £17.31pq

## Directions

Turning into Patriotic Street from the Esplanade & Century Buildings is on your right hand side.







**Approximate total area<sup>(1)</sup>**

519.89 ft<sup>2</sup>

**Balconies and terraces**

79.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Call us on**

**01534 888855**

**jersey@fineandcountry.com**

**www.fineandcountry.je**

**5 King Street, St Helier, Jersey, JE2 4WF**

**MONEY LAUNDERING REGULATION** - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.