



Apt 8 Victoria House

Park Heights, New St. Johns Road
St. Helier
Jersey
JE2 3TG

£1,050,000

FC148

NON QUALIFIED/REGISTERED - One of the distinct advantages of living in Jersey is its tax-friendly environment. Unlike the UK, Jersey does not impose death duties, Inheritance Tax, or other capital taxes, providing residents with financial peace of mind.

This property is available to purchase to any persons that do not hold the usual required residential status to live in Jersey. This stunning unqualified, fully furnished ground-floor apartment has been completely renovated to an exceptionally high standard, offering a turnkey solution for modern living. Situated on elevated grounds just a short walk from the heart of St. Helier, the property combines luxury, convenience, and practicality.

The well-proportioned living space includes:

Entrance Hall: A warm and welcoming introduction to the home.

Living/Dining Area: A bright, open-plan space with direct access to an east-facing balcony, perfect for enjoying the morning sunshine and views over St. Helier.

Kitchen: Designed for both style and functionality, it is fully equipped with premium Miele appliances, including a dishwasher, oven, hob, extractor, microwave oven, integrated washer/dryer, fridge/freezer, and wine fridge.

Bedrooms: Two generously sized double bedrooms, with the primary bedroom featuring a luxurious ensuite bathroom & a sleek and modern house shower room that complements the ensuite. Additional highlights include a spacious west-facing private patio overlooking a large grass area, ideal for outdoor relaxation or entertaining. The apartment also boasts newly installed electric underfloor heating, with tiled flooring, new wiring and plumbing throughout the apartment.

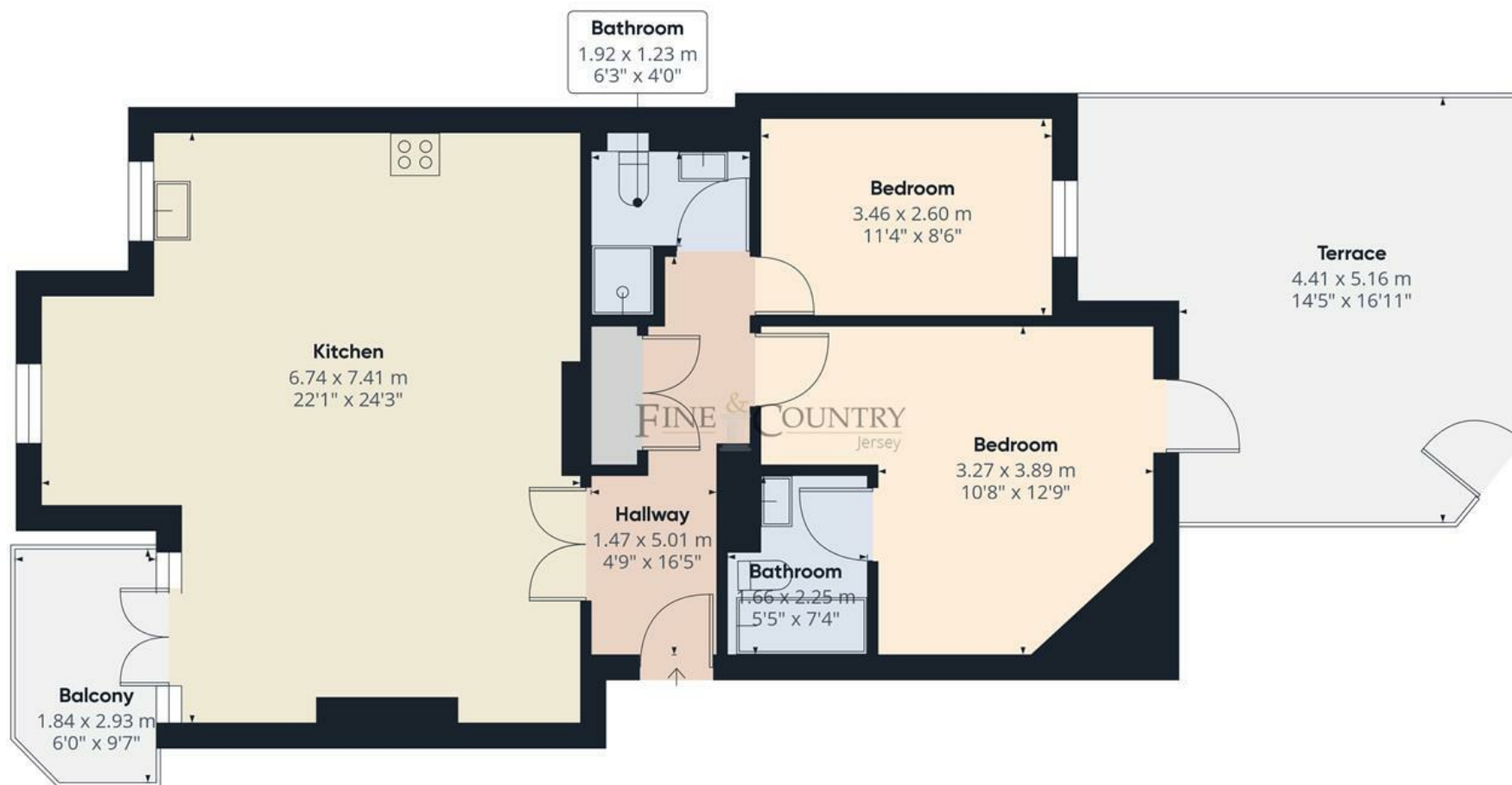
There is parking for two cars and a visitor parking space. With the convenience of an on-site caretaker, this property offers a stress-free, luxurious lifestyle. Service charges are approximately £4,000 per annum. Simply move in and enjoy!











Approximate total area⁽¹⁾

92.9 m²

1000 ft²

Balconies and terraces

30.36 m²

326.79 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Outside

Balcony
Large patio
Parking for 2 cars

Services

Mains water
Electric under floor heating
Full double glazing
Service charge £4000 per annum.

Directions

Non-Qualified/Registered Properties For those seeking a swift relocation, Non-Qualified properties offer an alternative. These are limited in number but are available for purchase by any UK resident, with no prerequisites for employment or wealth.

Call us on

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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.