



FC223

**APT 15 REGENT HOUSE PARK HEIGHTS, OLD ST  
JOHNS ROAD, ST. HELIER, JE2 3TF**

Asking Price  
**£1,490,000**

**FINE & COUNTRY**  
JERSEY

## Property details

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 ground floor apartment offers the chance to live in Jersey without the need for housing qualifications, creating a unique opportunity for those seeking a home in this captivating island that offers sandy beaches, a low crime rate, an excellent education system and Michelin Star restaurants.

Located just on the outskirts of the capital, St Helier and within easy walking distance to the town centre, this generously sized apartment boasts three double bedrooms and three bathrooms, including two en-suites. The property features an expansive living room with a balcony and offers underground parking for two cars. Additional amenities include the services of a caretaker, lift access, efficient wet electric central heating, and full double glazing.

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## Outside

South-facing balcony with views of Elizabeth Castle. Secure underground parking for 2 cars. Additional visitor parking.

## Services

All mains except gas  
Double Glazed  
Wet electric central heating  
Lift access to all floors.

## Directions

Heading up Old St Johns Road from Cheapside Park Heights is approx 200 yards on left hand side.







Approximate total area<sup>(1)</sup>  
1424 ft<sup>2</sup>  
132.2 m<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 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

Call us on

**01534 888855**

[jersey@fineandcountry.com](mailto:jersey@fineandcountry.com)

[www.fineandcountry.je](http://www.fineandcountry.je)

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

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