



# Flat 1

5 Hilary street  
St Helier  
JE24SX

£249,000

FC289

FLYING FREEHOLD - This beautifully refreshed ground floor, one-bedroom garden apartment is move-in ready, offering a perfect blend of comfort and convenience.

The property features a spacious living room, a separate kitchen, a modern bathroom, and a double bedroom with direct access to the private courtyard. The courtyard also benefits from three useful storage units, providing ample space for outdoor essentials.

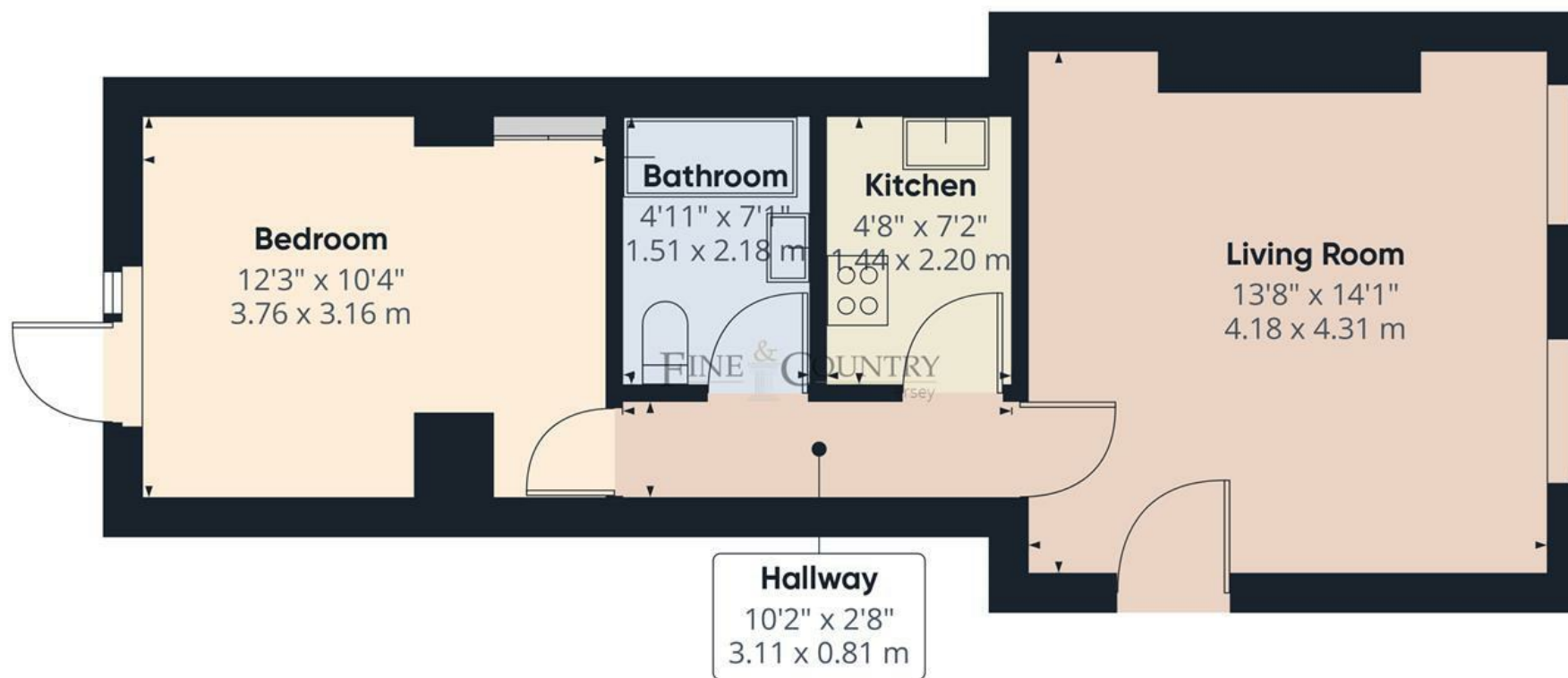
Ideally located within walking distance of St Helier town centre, Millennium Park, and a variety of local shops and amenities. Early viewing is highly recommended through the vendor's sole agents.











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

416 ft<sup>2</sup>

38.6 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 are based on RICS IPMS 3C standard.

GIRAFFE360

### **Outside**

Private rear courtyard accessed through double doors from the bedroom.

3 outside storage units .

### **Services**

All mains excluding gas.

Electric heating

New appliances

### **Directions**

### **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**

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.