



**Apt 2 No 4 Norfolk Terrace Rouge Bouillon, St Helier, Jersey, JE2 3ZD**  
**£330,000**



Slomans Estate Agents.  
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Currently Let – Investment Opportunity

1st Floor One-Bedroom Apartment with Study and Parking

Approx. 747 sq. ft. | Grade II Listed Building

Situated on the first floor of an elegant Grade II listed Georgian building, this spacious one-bedroom apartment was renovated just over a year ago, offering a stylish mix of period character and modern comfort. The accommodation includes a bright sitting room with large sash windows and feature fireplace, a modern fitted kitchen with integrated appliances, a double bedroom with built-in wardrobes and en-suite shower room, plus a separate study/home office with its own cloakroom — ideal for flexible working or creative use.

The property benefits from allocated parking for one car and retains many original Georgian features.

Rental Income: £1,460 pcm (£17,520 pa)

Additional Tenant Contribution: £90 pcm towards service charges (£1,080 pa)

Lease Expiry: June 2026

Gross Yield: 5.3% – 5.6% (depending on inclusion of service charge contribution)



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#### **Additional Information**

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#### **SERVICES**

Electric heating  
All mains no gas  
Re wired  
Re plumbed  
Grade II Listed Building  
Allocated Parking for One Car

#### **ANTI 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 (passport or driving  
licence) and proof of residency documentation eg, a  
current utility bill together with confirmation of source  
of funds. This is in order for us to comply with the  
current Money Laundering Legislation

#### **DISCLAIMER**

Please note that Slomans Estate Agents we have  
prepared these particulars as a general guide only.  
We have not carried out a detailed survey, nor tested  
the services, appliances and specified fittings. These  
particulars are supplied on the understanding that all  
negotiations are conducted through Slomans Estate  
Agents. Their accuracy is not guaranteed nor do they  
form part of any contract.

#### **FREE VALUATION**

Would you like to know what your own home is  
worth? If you would like a free verbal valuation please  
do not hesitate to contact us on 87 97 87









