



## Purpose-built two bedroom town apartment with parking.

71, Century Buildings, Patriotic Street, St Helier, JE2 3AE

Guide Price £495,000

savills



**Purpose-built fifth floor apartment • Balcony overlooking courtyard • Convenient location close to the beach and town • Allocated underground parking space • Secure lock-up store room • Approx. 592 sq ft**

**• 2 bedrooms • 1 bathroom • 1 reception**

#### Local Information

Situated on the edge of town, the popular Century Buildings development is just a five minute walk to the centre with local restaurants, cafes and bars. Also, providing an ideal location for anyone working in town.

Also within walking distance of the apartment there are local parks, fitness centres and the popular seafront promenade perfect for walking, cycling or simply spectating the various water sports.

Travel wise, a short walk will take you to the central bus station, with approximately an 8 minute walk to the ferry terminal and less than a 12 minute drive to Jersey airport.

#### About this property

Presented in walk-in condition, this low-maintenance apartment would make a great first step onto the property ladder or an ideal investment. Located on the fifth floor, the apartment can be accessed via lift from the ground floor.

The living/dining room is bright and airy and the separate kitchen comes with fitted appliances, including a dishwasher and a washing machine.

To the other side of the apartment are two double bedrooms both with large built-in wardrobes, one with a Juliet balcony, and a house bathroom.

The private balcony, which is accessed from the living room, overlooks the central courtyard which provides further communal outdoor space.

The apartment also benefits from an underground allocated parking space within a gated carpark and a secure basement storage unit.

Century Buildings is managed by Maillard & Co, also with an on-site caretaker.

#### Tenure

Share transfer

#### Service Charge

Approx. £280pcm to include building insurance, cleaning and maintenance of communal areas, lift maintenance, water bills and parish rates.

#### Viewing


All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.  
Telephone: 01534 722 227.





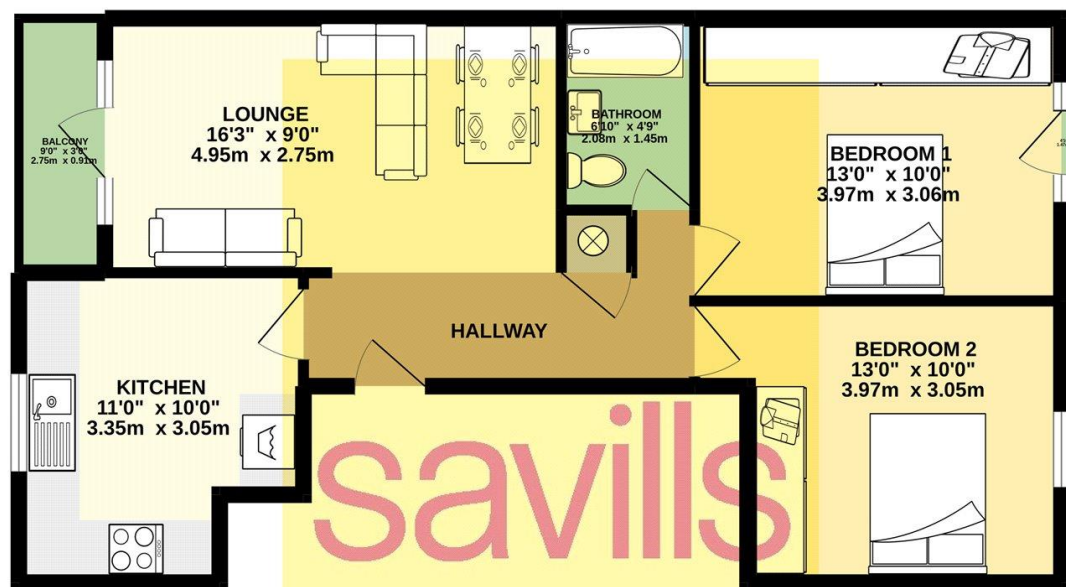


71, Century Buildings, Patriotic Street, St Helier, JE2 3AE  
Gross Internal Area 592 sq ft, 55 m<sup>2</sup>

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GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.

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