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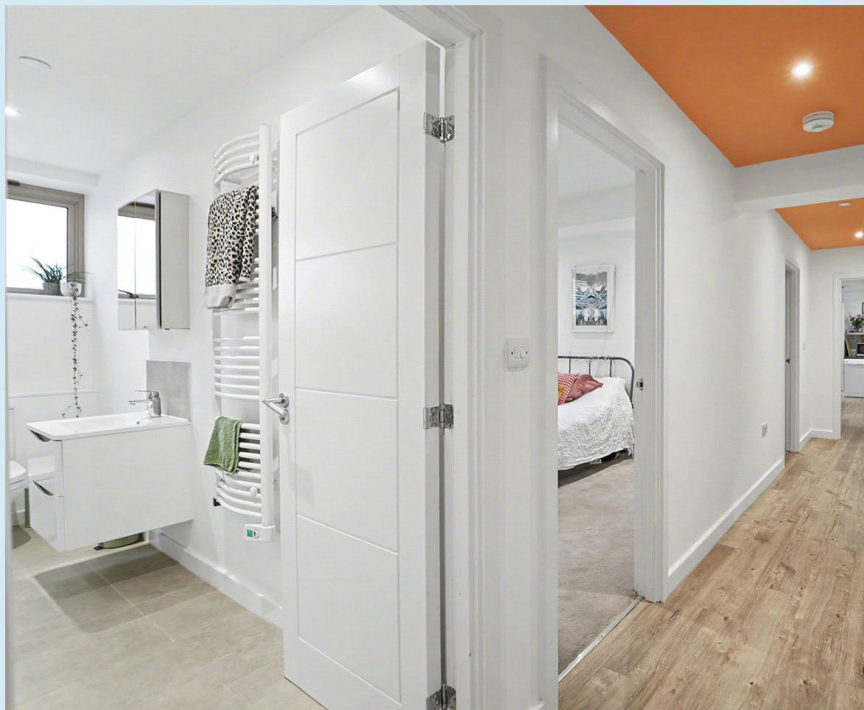
WEB: [www.ndestates.com](http://www.ndestates.com)

88 SPECTRUM GLOUCESTER STREET ST HELIER JERSEY JE2 2DR

## ST. HELIER

## Asking £399,000

2 BEDROOMS 1 BATHROOM(S) GROUND FLOOR



## ASKING PRICE £399,000

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## DESCRIPTION

We are pleased to be marketing this contemporary apartment. Set within a development of ten apartments this two-bedroom apartment is situated on the ground floor at the rear of the development away from the road, and benefits from additional secure basement storage, communal landscaped roof garden and is situated a short walk to the heart of St Helier. The apartment comprises an open plan living area with a fully fitted quality kitchen, two double bedrooms, house bathroom and storage cupboards. Please call us today to book a viewing.

## DETAILS



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## **Disclaimer**

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these details are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of ND Holdings Limited, has the authority to make or give any representation or warranty in respect of the property and nothing in these details constitutes any representation or warranty.

## **Anti Money Laundering**

When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers or tenants will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a Current utility bill) together with confirmation of source of funds. This is in order for ND Holdings Limited to comply with the current Money Laundering Legislation.

## **Jersey Housing Qualifications**

This property is only available to persons who possess Jersey Housing Qualifications to purchase and/or occupy property in Jersey. If you are in doubt please seek clarification from the Population Office.

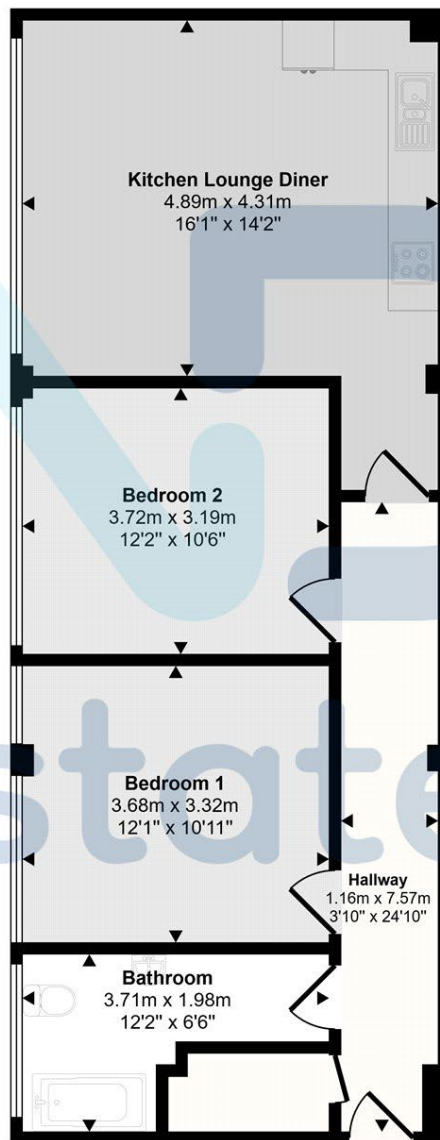
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**Approx Gross Internal Area**  
**66 sq m / 709 sq ft**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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