



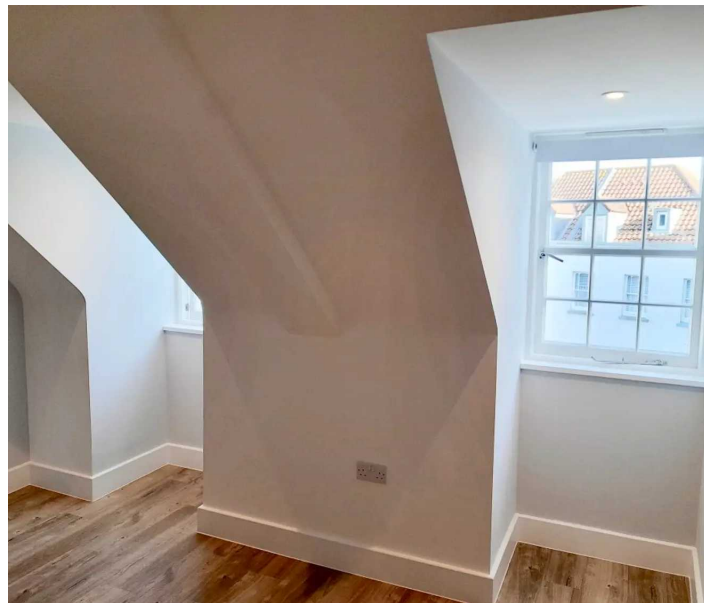
Apt 37 Hemery Row, 39-43 La Motte Street, St. Helier
£329,000

Apt 37 Hemery Row, 39-43 La Motte Street

St. Helier, Jersey

Hemery Row is located on the LHS towards the end of La Motte Street.

- Top floor one bedroom apartment
- Circa 570 sq ft of accommodation
- Open plan living
- Contemporary bathroom
- High spec finish throughout
- Landmark St Helier property
- Communal courtyard
- Bike store
- Tenanted with 4.2% yield
- Available June 2024
- Sole agent
- Contact Andrew 07797814422 / andrew@broadlandsjersey.com



Apt 37 Hemery Row, 39-43 La Motte Street

St. Helier, Jersey

Located within a stroll of the town centre this recently constructed development was built by one of the Islands premier local building companies. The Hemery Row development has been carefully designed with modern living in mind and whilst the beautiful granite façade has been lovingly preserved the interior has undergone a complete rebuild throughout. Broadlands are delighted to present this modern third floor apartment to the market. 570 sq. ft of bright accommodation briefly comprising of; entrance hall with large internal store cupboard, utility cupboard, open plan fully fitted kitchen / lounge / diner, double bedroom and bathroom with three piece suite. Secure covered bicycle garage to ground floor. Delightful communal courtyard. Purchased off plan in 2021 and chosen carefully for its quiet position on the top floor. Currently tenanted until 23rd June 2024 providing 4.2% yield. Contact Broadlands the vendors sole agents for more information or to arrange a viewing.





Living

Entrance hall with utility cupboard housing hot water cylinder and washing machine. Engineered wood effect flooring. Bright spacious lounge / kitchen / diner. Fully fitted kitchen area with quality appliances; electric hob, extractor, oven, dishwasher and fridge / freezer. Plenty of space for sofa, dining table and chairs.

Sleeping

Large carpeted double bedroom. Contemporary bathroom with three piece suite. Bath with shower over, wash hand basin and W.C.

Outside

Delightful landscaped communal courtyard - lovely area tucked away from the street. Although there is no parking space with this property Green Street Car Park is a two minute walk. There is a large secure covered bike garage onsite for use by the developments residents.

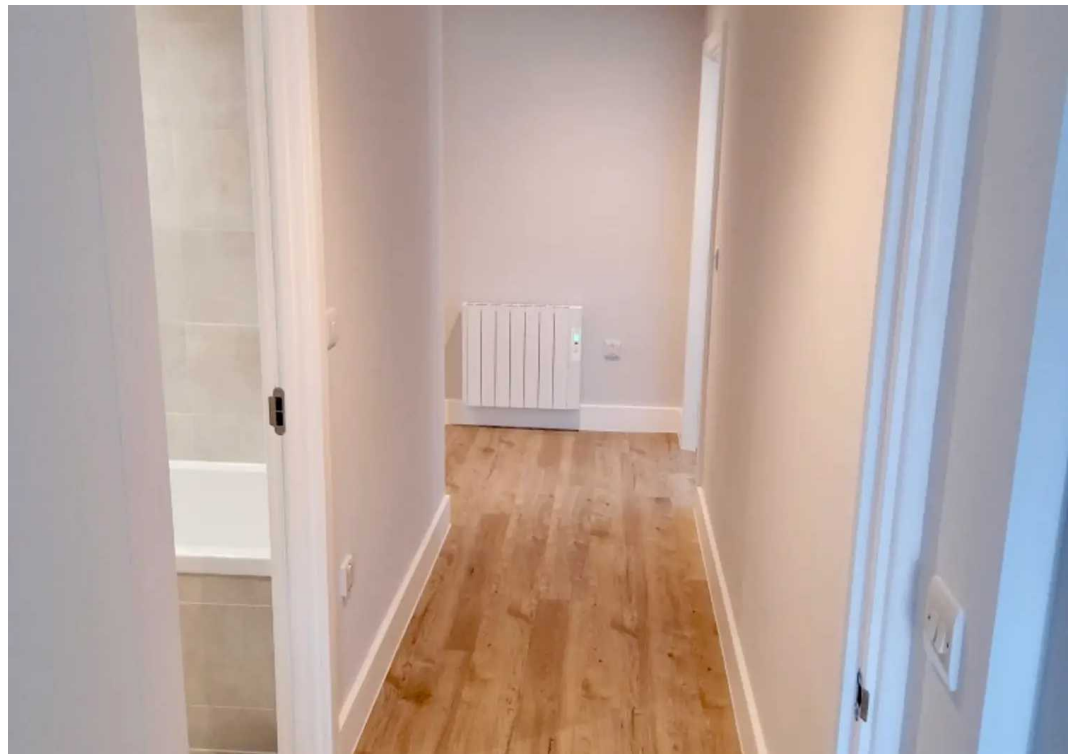
Services

All mains excluding gas. Electric heating. Service charge £106.45 per month includes building insurance, cleaning and power in the communal areas, lift maintenance, fire system maintenance and managing agents fee.

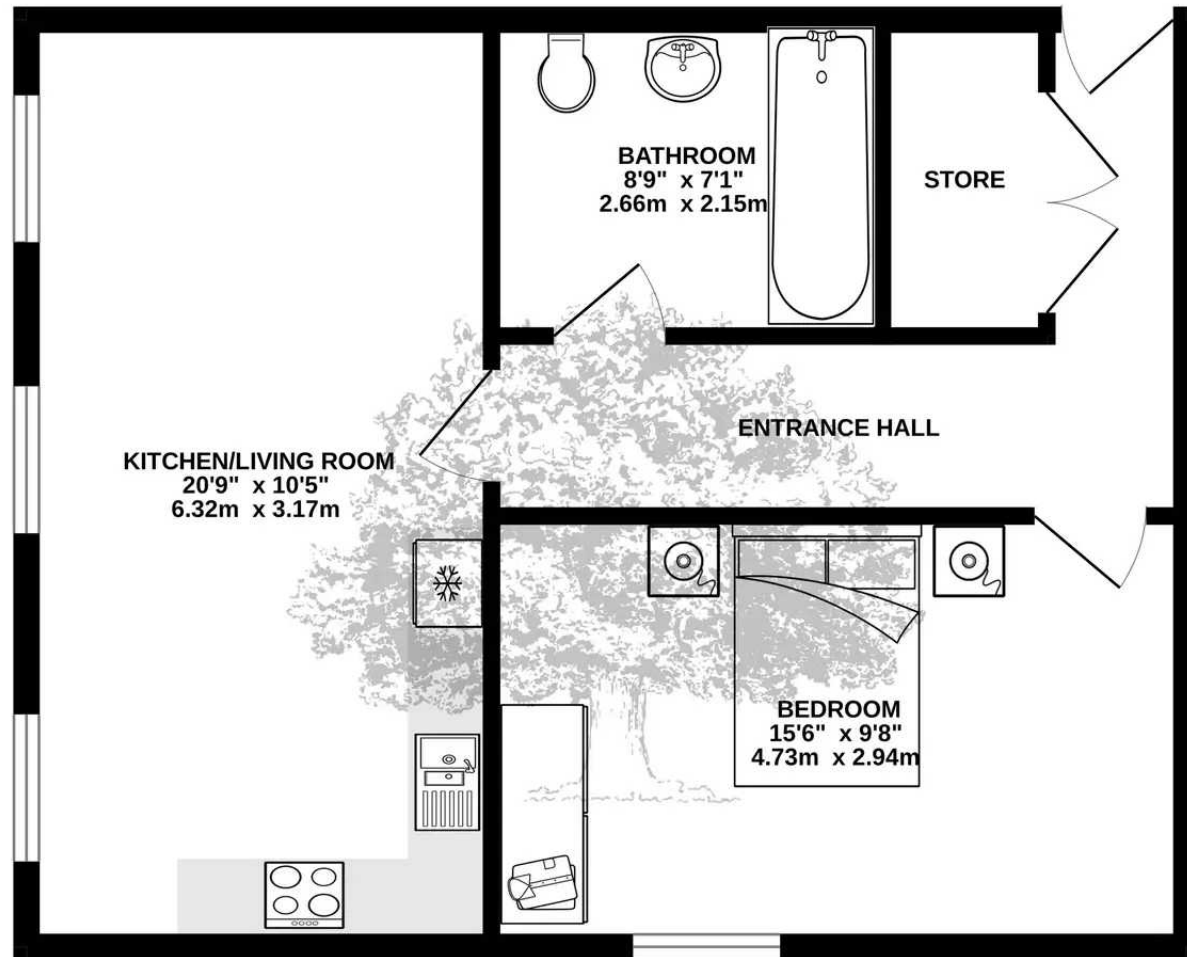
Restrictions

Regrettably no pets





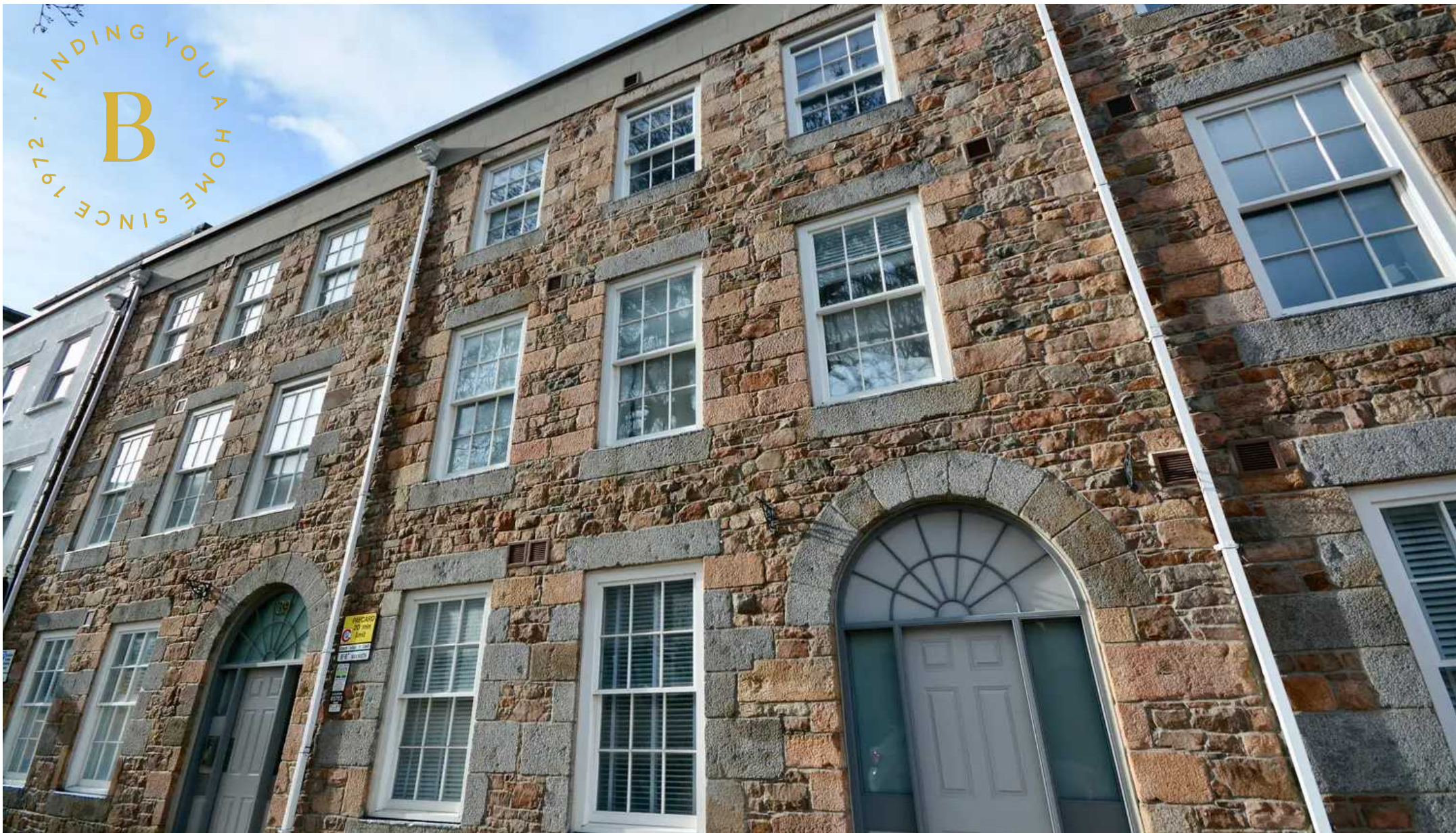
3RD FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Broadlands

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