



**Apt 37 Hemery Row, 39-43 La Motte Street, St. Helier**  
**£305,000**

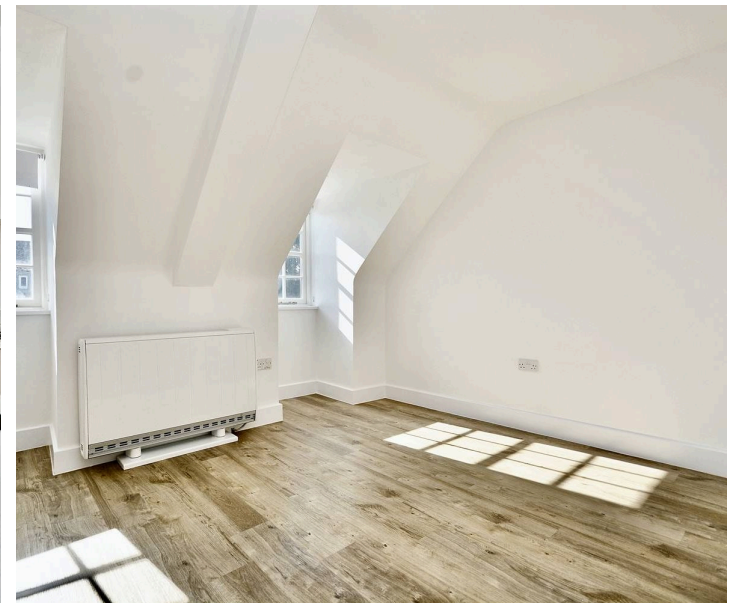


# Apt 37 Hemery Row, 39-43 La Motte Street

St. Helier

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
- Completely redecorated
- Open plan living
- Contemporary bathroom
- High spec finish throughout
- Communal courtyard garden
- Bike store
- Available with immediate vacant possession
- Sole agent
- Contact Andrew 07797814422 / [andrew@broadlandsjersey.com](mailto: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. With 570 sq. ft of bright accommodation briefly comprising of; entrance hall with large internal store 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 garden. Purchased off plan in 2021 and chosen carefully for its quiet position on the top floor. Perfect 1st step on the ladder or sound investment with recent 4.8% yield. Now vacant and available with immediate vacant possession. 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**

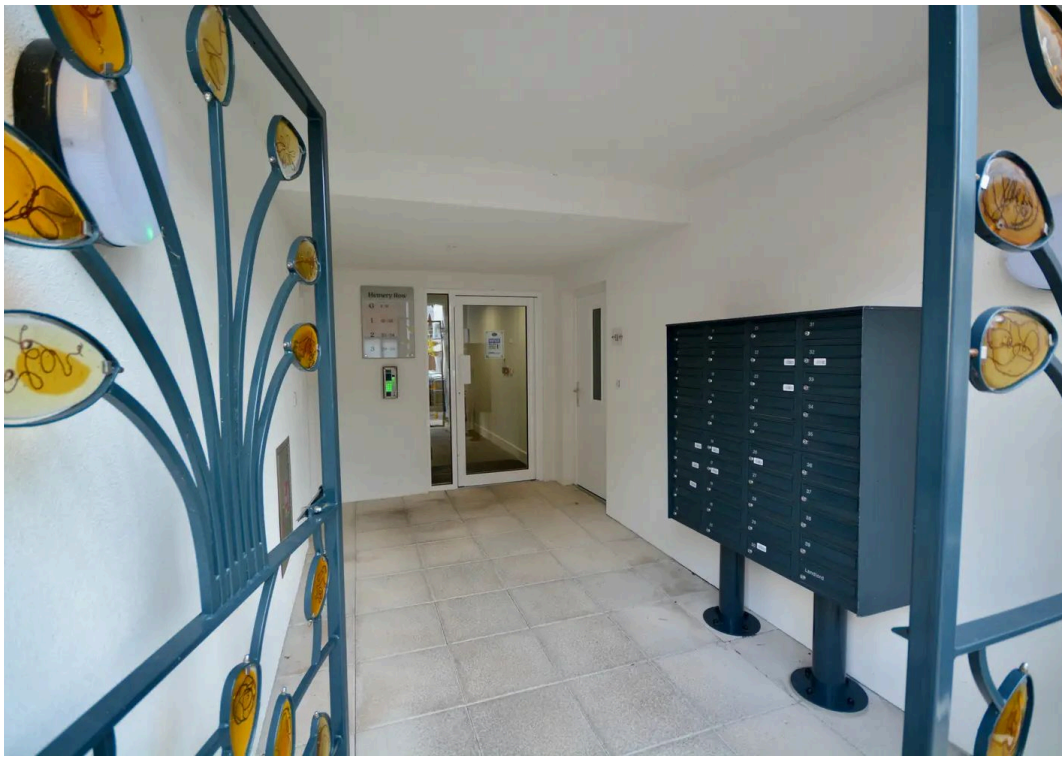
All mains excluding gas. Electric heating. Service charge £106.45 per month includes building insurance, cleaning and power in the communal areas, lift maintenance, fire system maintenance and managing agents fee.

### **Restrictions**

Regrettably no pets

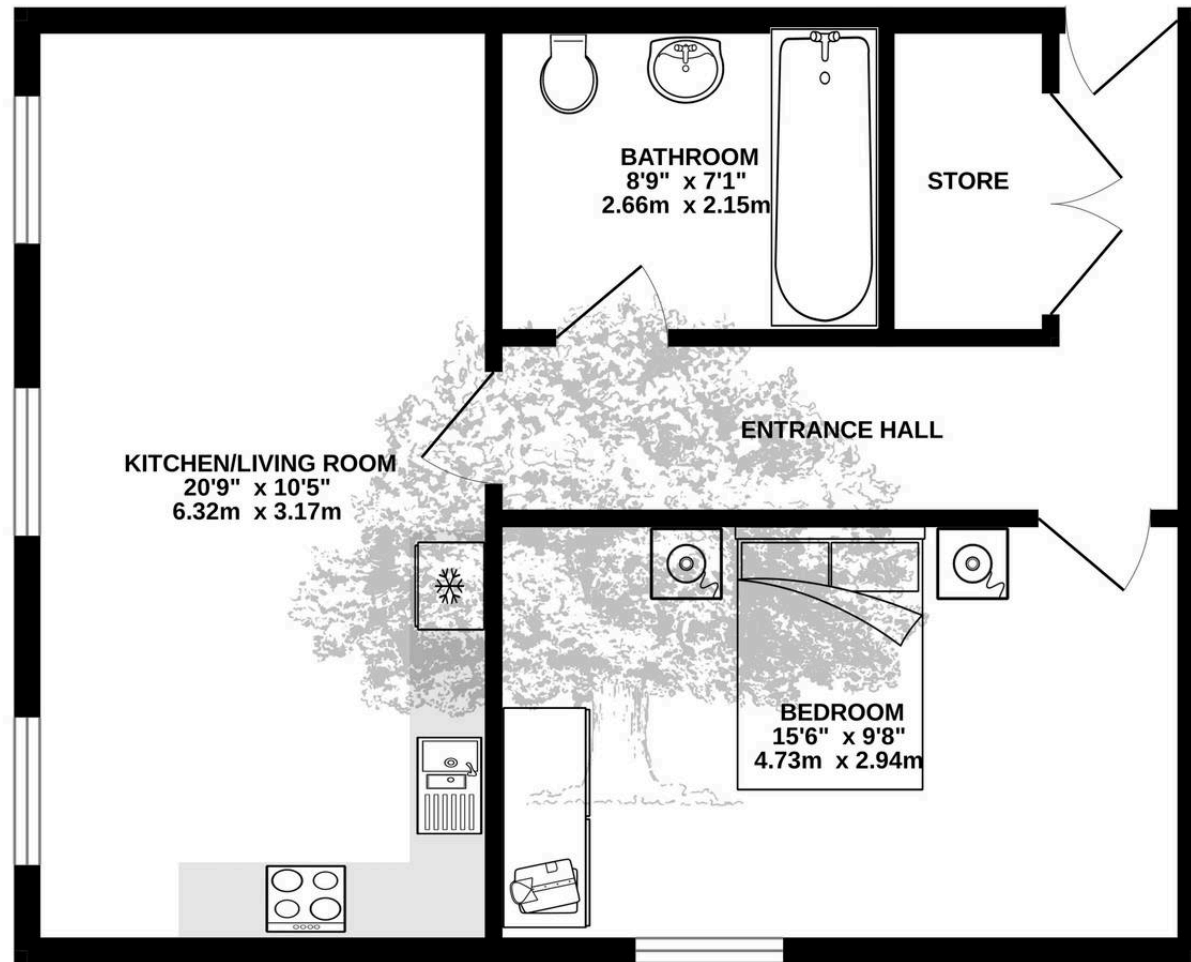








3RD FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



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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