



## B219 Millais House La Ruie de l'Etou, St Helier, JE2

- Entitled / Licensed
- Castle Quay / Waterfront location
- Open plan kitchen/lounge/dining - Larger than average
- Separate utility room
- Decked balcony with partial Marina views
- No parking
- No Water Rates to pay
- Regret not suitable for pets

**£1,450 Per month**



### Entrance Hall

Wall mounted door entry phone and storage cupboard.

### Open plan kitchen/lounge/diner 23'7 x 16'1 (7.19m x 4.90m)

Spacious open plan living space with kitchen area and room for dining table & chairs. Door to utility room and door to decked balcony. Partial marina views from the balcony.

### Utility room

Good size utility room with sink unit and washer/dryer. Hot water cylinder.

### Bedroom 13'1 x 9'2 (3.99m x 2.79m)

Double bedroom with floor to ceiling window. Fitted wardrobe.

### Bathroom 7'3 x 6'3 (2.21m x 1.91m)

Stylish bathroom comprising bath with shower over and shower screen, wash hand basin and WC. Large wall mounted mirror and mirror fronted cabinet. Heated towel rail.

### Balcony

Decked balcony accessed from the living area with partial views to the Marina.

### Restrictions

Not suitable for pets!

### Services

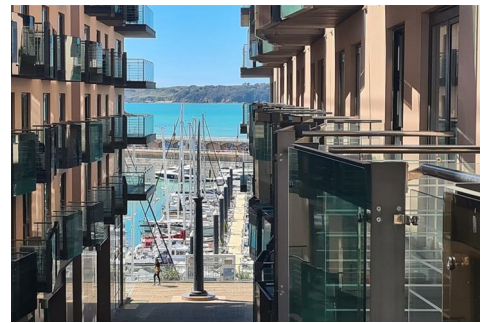
Lift access, communal garden area. Secure door entry phone.

All mains (no gas) electric heating, fully double glazed. Wifi fitted.

No water rates to pay.

### Anti-Money Laundering

Once an offer has been accepted and negotiations for either the purchase or a letting of a property is entered into, the prospective purchasers or tenants will be required to produce photographic identification (Passport or Driving Licence) plus proof of your current residential address (a current utility bill no more than 3 months' old) together with confirmation of source of funds and details of mortgage and mortgage amount in respect of a purchase. A Purchaser or Tenant must also produce proof of their residential housing status as Watson Homes must comply with the current Money Laundering Legislation.





Business Registration Number  
33522