



# Norfolk Terrace, Rouge Bouillon, St. Helier

ST HELIER



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### TYPE

 **Apartment**

### BEDROOMS

 **1**

### BATHROOMS

 **1**

### RECEPTIONS

 **2**

### PARKING

 **1**

### Book a viewing

01534 879787

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FOR SALE

**£330,000**

## About this Property

Currently Let – Investment Opportunity

1st Floor One-Bedroom Apartment with Study and Parking

Approx. 747 sq. ft. | Grade II Listed Building

Situated on the first floor of an elegant Grade II listed Georgian building, this spacious one-bedroom apartment was renovated just over a year ago, offering a stylish mix of period character and modern comfort. The accommodation includes a bright sitting room with large sash windows and feature fireplace, a modern fitted kitchen with integrated appliances, a double bedroom with built-in wardrobes and en-suite shower room, plus a separate study/home office with its own cloakroom — ideal for flexible working or creative use.

The property benefits from allocated parking for one car and retains many original Georgian features.

Rental Income: £1,460 pcm (£17,520 pa)

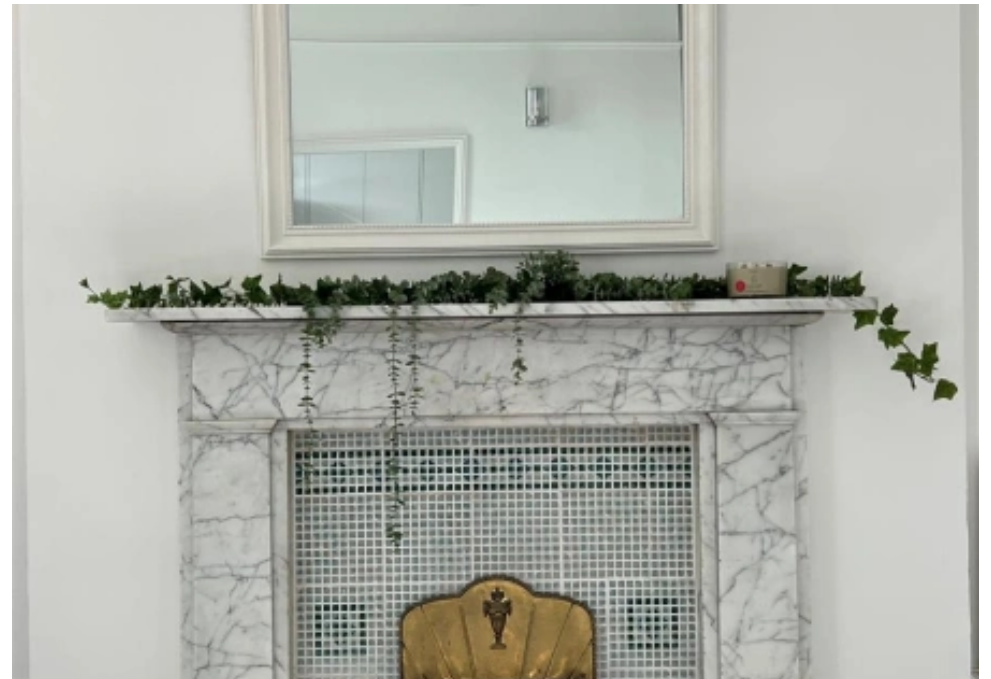
Additional Tenant Contribution: £90 pcm towards service charges (£1,080 pa)

Lease Expiry: June 2026

Gross Yield: 5.3% – 5.6% (depending on inclusion of service charge contribution)

## Key Features

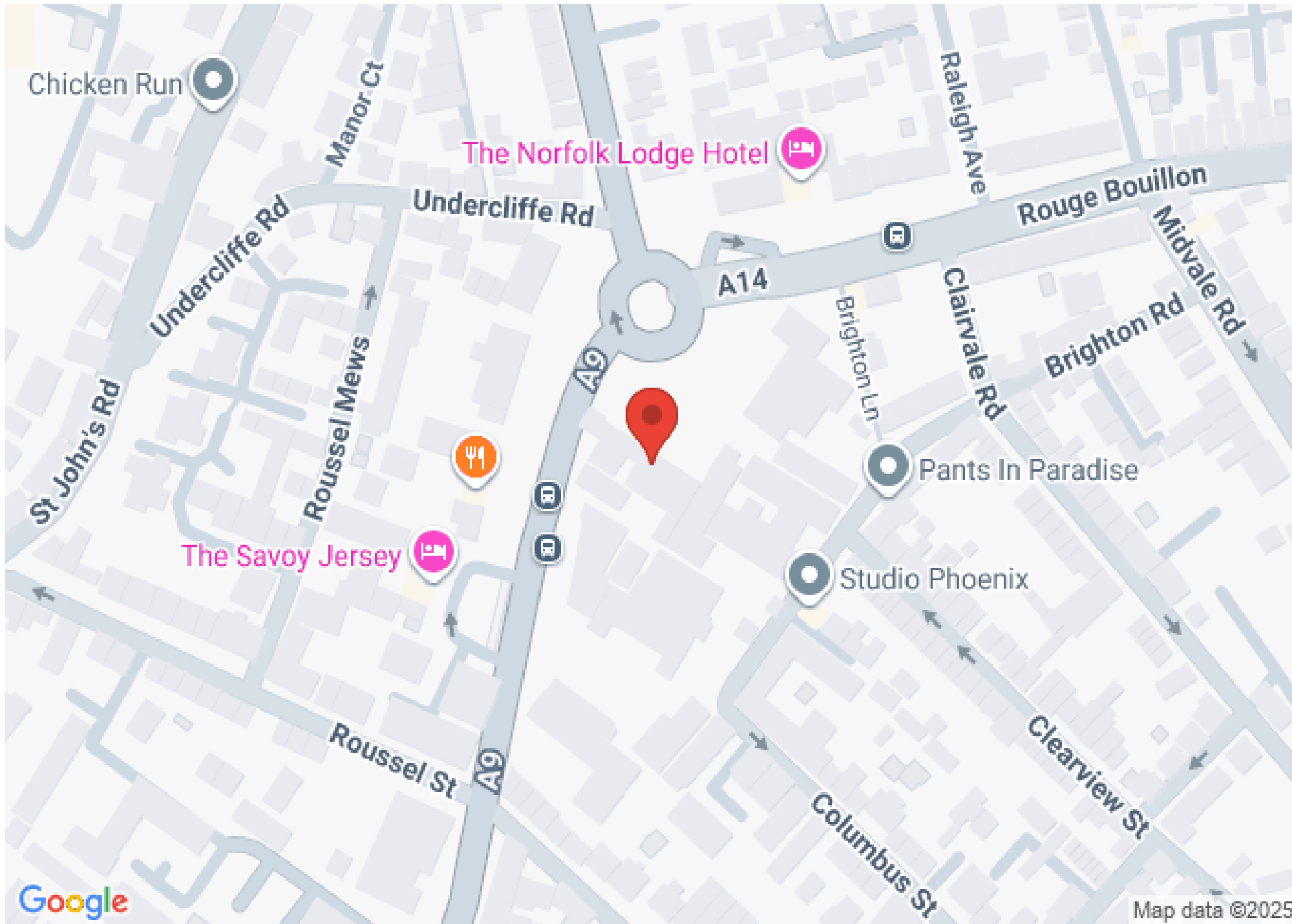
- ✓ Currently let until June 2026
- ✓ Gross Yield 5.3%
- ✓ Elegant Georgian Building
- ✓ Allocated Parking for One Car
- ✓ 1st Floor Apartment
- ✓ One Large Bedroom
- ✓ Separate Home Office with Cloakroom
- ✓ Totally renovated 18mths ago
- ✓ Walking Distance to Town













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## Book a viewing

**Contact us directly to schedule your viewing**

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**Anti Money Laundering Regulation:** Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation