4 Norfolk Terrace, Rouge Bouillon, St Helier, Jersey, JE2 3ZB

£750,000

Slomans

Slomans Estate Agents.
17 La Colomberie, St Helier,
Jersey JE2 4QB
T: 01534 879787
E: sales@slomans.co.uk

Norfolk Terrace, St Helier, JE2 3ZB

This is a rare chance to acquire a residential asset in St Helier comprising 3 apartments with parking in a period building offering immediate income, plus significant refurbishment scope. For an investor or property-professional looking for both immediate yield and future value-uplift, this package offers exceptional flexibility. The central location, heritage character and mixed status (turnkey + project units) make this an attractive proposition.
1st Floor Flat: Refurbished to a modern standard with high-quality finishes — instant income and a standard benchmark for the rest of the package.
Garden Flat & Basement Flat: These two units require a complete refurbishment, offering excellent scope to add value via specification upgrades, internal re-layout, finishes overhaul and repositioning in the rental or resale market.
Total income PA Rent £43,920 plus service charges £3,240
Total Yield 6.29% without service charges 5.86%
Flying Freehold

DETAILS & SERVICES

1st Floor - Current rental £1,460pmth plus £90.00 pmth towards service charges. Lease expires June 2026 - A one bedroom apartment with separate study and WC, plus parking.
Basement & Garden apartment £1,100 plus £90.00 service charges - Current leases are both on a rolling basis - One bedroom apartments with outdoor space plus parking
Total income PA Rent £43,920 plus service charges £3,240
Total Yield 6.29% without service charges 5.86%
All mains no gas
Electric heating
The first floor apartment has been re-wired & re-plumbed
Grade II Listed Building
Allocated parking, one car per apartment
Fire certificate in place.
Photographs included are of the refurbished 1st floor apartment which has extra room/study with WC
Exterior painted 2023, loft is insulated with Kingspan & Tyvek

Important Notice to Prospective Buyers

This opportunity is suited to cash purchasers or experienced investors only, as the units are not suitable for conventional mortgage finance. We kindly request that only serious enquiries be made, in order to respect the well-being of the current tenants, who are keen to stay if possible. Viewings will be by appointment only, and 48hrs notice is required. Although the preference is to sell the three flats together as one lot, there is a possibility that the units may be sold separately. There are 4 flats in total in the building, the duplex penthouse has already been updated and is in new ownership.

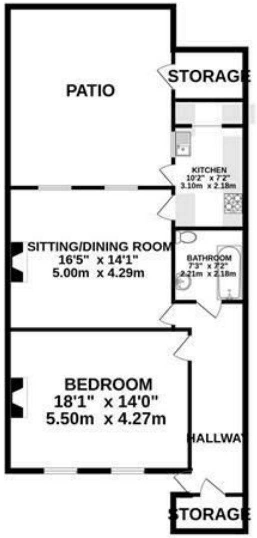
ANTI MONEY LAUNDERING REGULATION

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

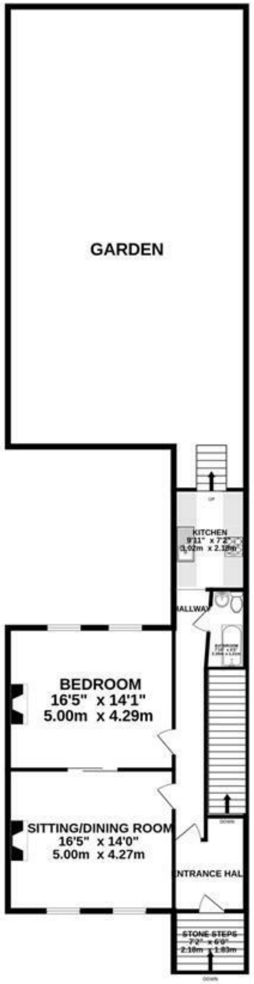
DISCLAIMER

Slomans Estate Agents.
17 La Colomberie, St Helier,
Jersey JE2 4QB
T: 01534 879787
E: sales@slomans.co.uk

BASEMENT
1082 sq.ft. (100.5 sq.m.) approx.



UPPER GROUND FLOOR
1850 sq.ft. (171.9 sq.m.) approx.



HALF LANDING AND 1ST
FLOOR
747 sq.ft. (69.4 sq.m.) approx.


nice
BUM