

**ST. SAVIOUR**  
**1 BEDROOM APARTMENT**  
**ASKING PRICE £365,000 FLYING FREEHOLD**

## DESCRIPTION

One bedroom apartment in St Saviour. This spacious one apartment is present to market in immaculate order throughout is conveniently located on Bagot Road. The property briefly comprises a welcoming entrance hall, a fully equipped kitchen, lounge / diner, utility cupboard, house bathroom, a very large double bedroom with a walk in wardrobe which can also be utilised as a nursery. Perfect for a professional couple working in town, a downsize, first step on the ladder or low maintenance addition to a buy to let portfolio this is one not to be missed. There is parking for one car. Le Rossignol Estates are delighted to be appointed sole selling agent and internal viewing comes highly recommended.

## DETAILS

### Entrance Hall

Fitted carpet  
Door entry phone

### Bedroom

Fitted carpet

### Walk In Wardrobe

Fitted carpet  
Triple wardrobe

### Utility

Tiled flooring  
Washing machine and tumble dryer

### Kitchen

Vinyl flooring  
Range of eye and base level units with freestanding electric oven and grill with 4 ring ceramic hob  
Space for fridge freezer

### Lounge / Diner

Fitted carpet  
Space for table and chairs

### Bathroom

Fully tiled  
W.C.  
Wash hand basin  
Bath  
Walk in shower

### Parking

Parking for 1 car

### Services

All mains services excluding gas  
Electric heating  
Service charge is £80 pcm

### Jersey Housing Qualifications

This property is only available to persons who possess Jersey Housing Qualifications to purchase real property in Jersey.

### Anti-Money Laundering

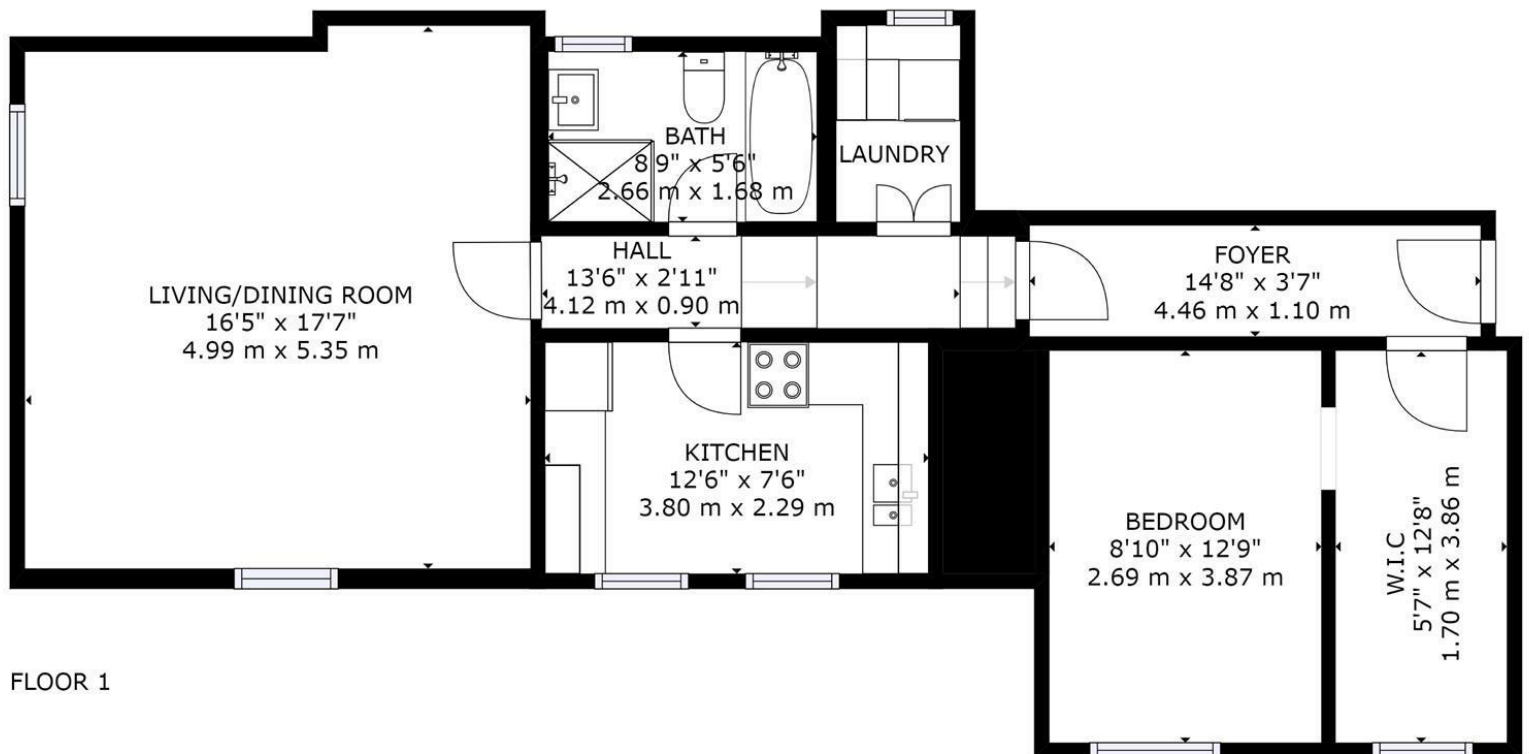
When an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be required to produce photographic identification (Passport or Driving Licence) and proof of residency documentation, (a current utility bill) together with source of funds. This is in order for Le Rossignol Estates to comply with the current Money Laundering Legislation.



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Rossignol  
ESTATES





GROSS INTERNAL AREA  
FLOOR 1: 797 sq. ft, 74 m<sup>2</sup>  
TOTAL: 797 sq. ft, 74 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**



These details are set out for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. No extras or contents mentioned in these particulars are necessarily included in the sale and are included for descriptive purposes only. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Le Rossignol Estates, has the authority to make or give any representation or warranty in respect of the property.



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