

INTRODUCING

Flat 1, The Old Coach House, Les Grands Vaux, St Saviour, JE2 7NA



Connecting People & Property Perfectly.

Spacious two bedroom apartment positioned on the outskirts of St Helier providing an easy walk to work and all the amenities town has to offer.

Located on the first floor the modern apartment comprises entrance hall with storage and cloakroom, contemporary full fitted kitchen, separate living room with double doors onto the balcony, two double bedrooms both ensuite, utility/storage room and large terrace to the rear of the building which is very private and ideal for pets. The apartment would suit both a young couple/FTB or alternatively make an ideal downsize.

Externally there is garage parking for two cars.

This fantastic apartment is one not to be missed.

- **First floor apartment**
- **Two bedroom/Two bathroom**
- **Terrace & balcony**
- **Convenient location**
- **Newly fitted kitchen**
- **Garage parking for two cars**

**Price £495,000** | Qualified | Flying Freehold



1



2



1



2

PROPERTY ID: 3385



**WILSONS** |  Knight Frank









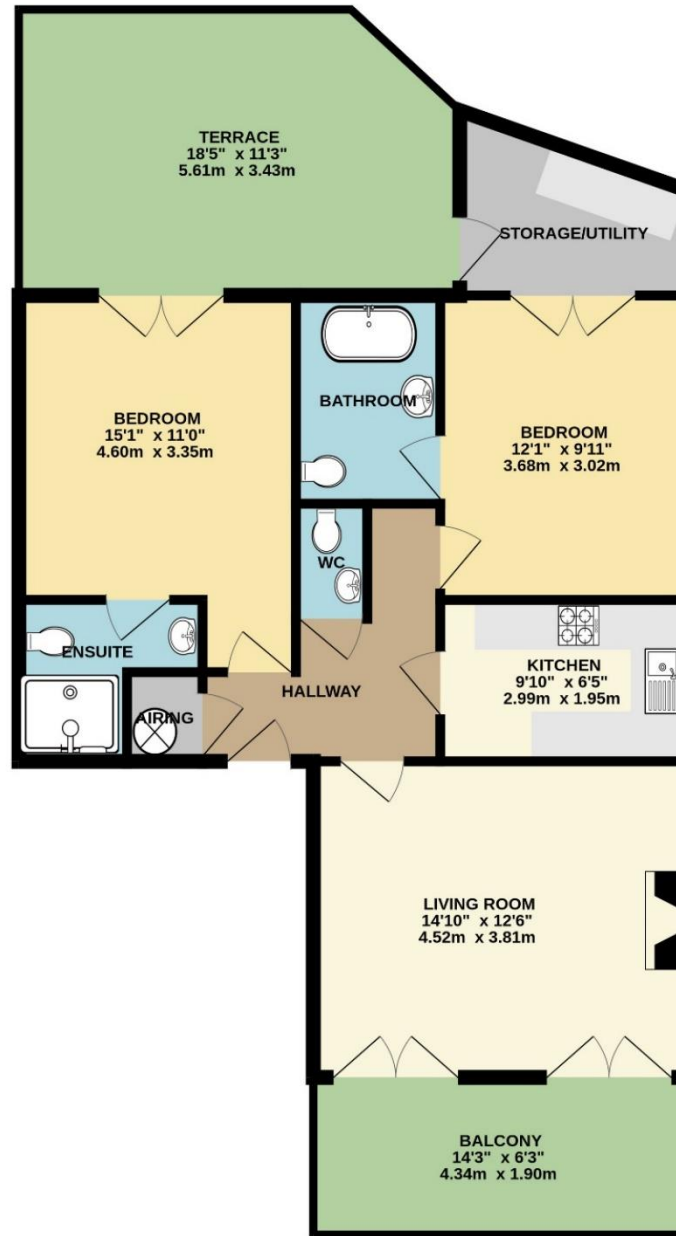








GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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## SERVICES

Mains drains  
Mains water  
Mains gas to cooker and fireplace  
Electric heating  
Full double glazing

£148pcm to include building insurance, communal cleaning and electricity and sinking fund.  
Managing agent APM

## DIRECTIONS

Proceeding into Grands Vaux passing Morrisons, property is 200m on the LHS

## ANTI MONEY LAUNDERING

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 and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

## VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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