

INTRODUCING
Flat 3 Norcott Villa, Norcott Road, St Saviour, JE2 7PS



Connecting People & Property Perfectly.

Located on the outskirts of town, ideal for walking to work, this top floor apartment would make a great first time buyers home or investment.

Positioned at the top of the building, one of only three, the apartment is a blank canvas for someone to put their own stamp on, modernisation/redecoration will only add to its appeal. Comprising of a spacious kitchen, separate living room, double bedroom, single bedroom/study and bathroom. The property also benefits from a balcony area, situated off the stairs, west facing it enjoys afternoon to evening sun. Although no designated parking there is road side parking in the area. There is also a shed in the back courtyard perfect for storing bikes etc.

Internal viewing is highly recommended.

- **Top floor apartment**
- **Two bed/ One bed plus study**
- **Outskirts of town**
- **Bright and spacious kitchen**
- **West facing balcony**
- **Great first buy**
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Price £330,000 | Qualified | Share Transfer



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PROPERTY ID: 3494





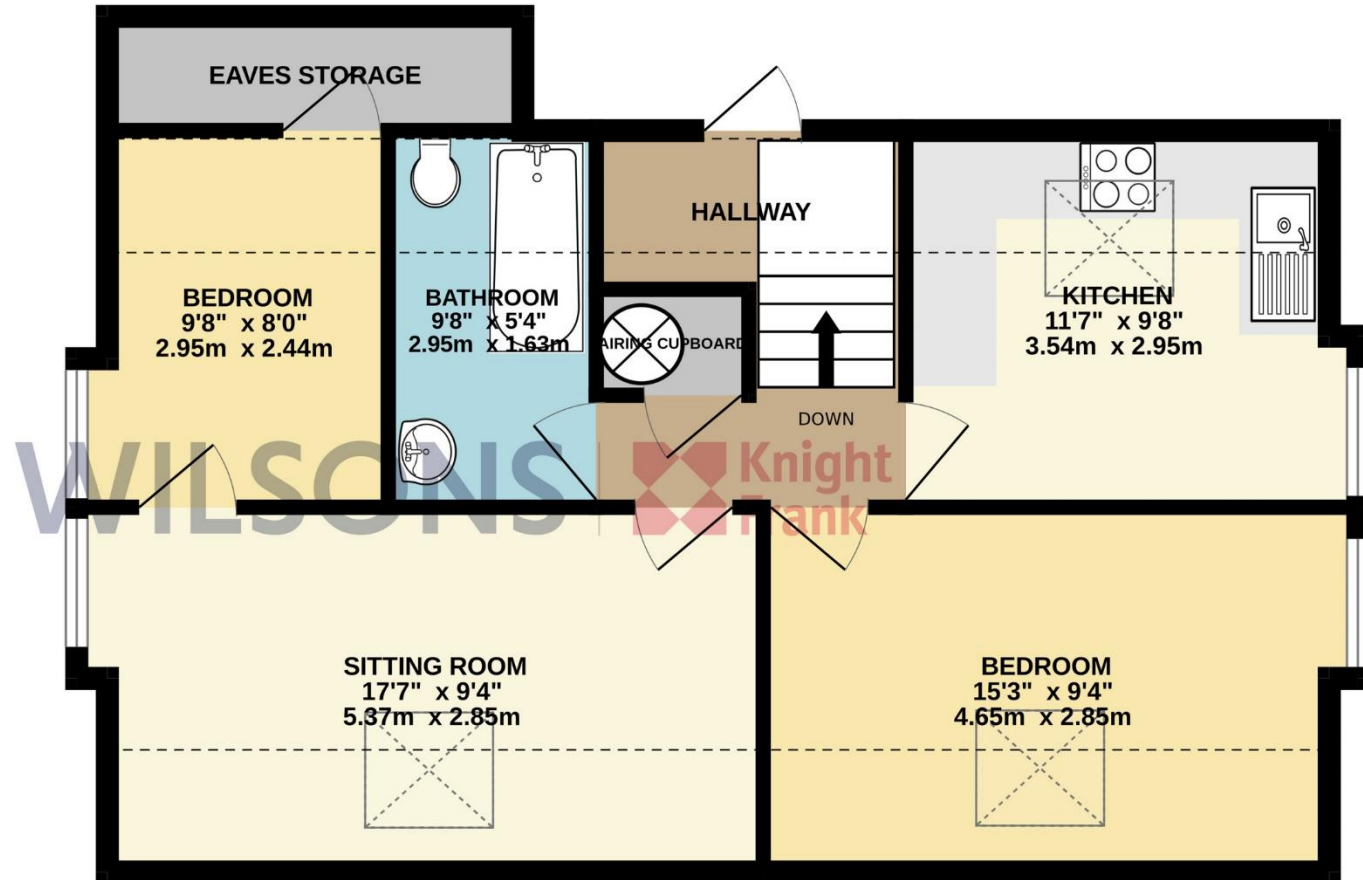






FIRST FLOOR
33 sq.ft. (3.0 sq.m.) approx.

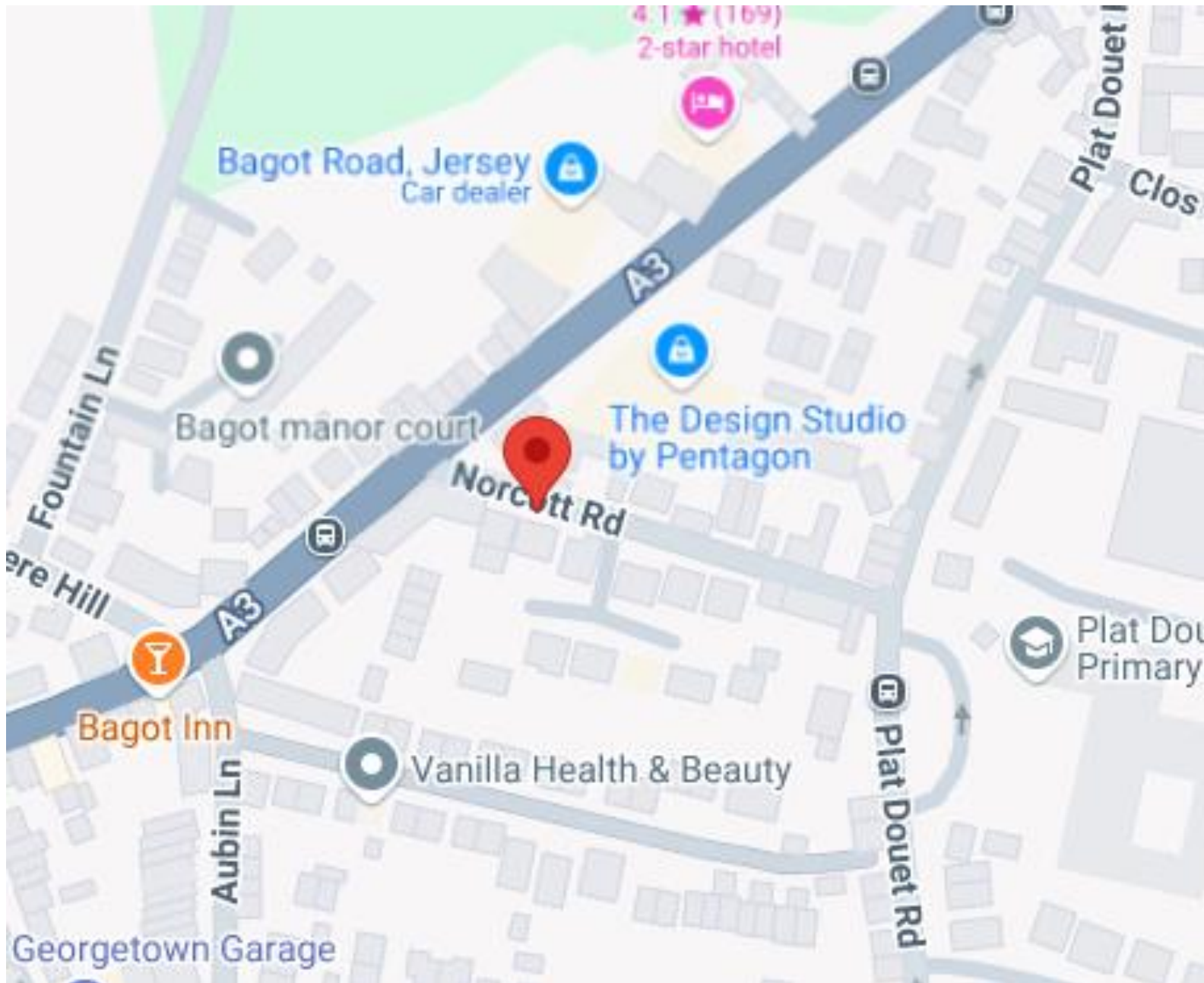
SECOND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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 water
Mains drains
Electric heating
Full double glazing

No service charge

DIRECTIONS

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

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