

INTRODUCING  
6 Ashley House, St Saviours Hill, St Saviour, JE2 7LG



Connecting People & Property Perfectly.

Ground floor apartment positioned on St Saviours Hill conveniently located close to supermarkets, eateries and only a short walk into town with all the amenities it has to offer.

Located within a small development of ten apartments, the apartment comprises open plan kitchen/lounge/diner, double bedroom and shower room. In good order, the apartment offers an excellent opportunity to update the kitchen & bathroom to your own style.

There is parking for one car.

An excellent opportunity to make a first step onto the property ladder or with a sitting tenant in place, an ideal investment achieving 4.7% return.

- **Ground floor apartment**
- **Ideal investment producing 4.7% return**
- **One bedroom**
- **Open plan living space**
- **Parking for one car**
- **Convenient location**
- 

**Price £289,000** | Qualified | Flying Freehold



PROPERTY ID: 3506



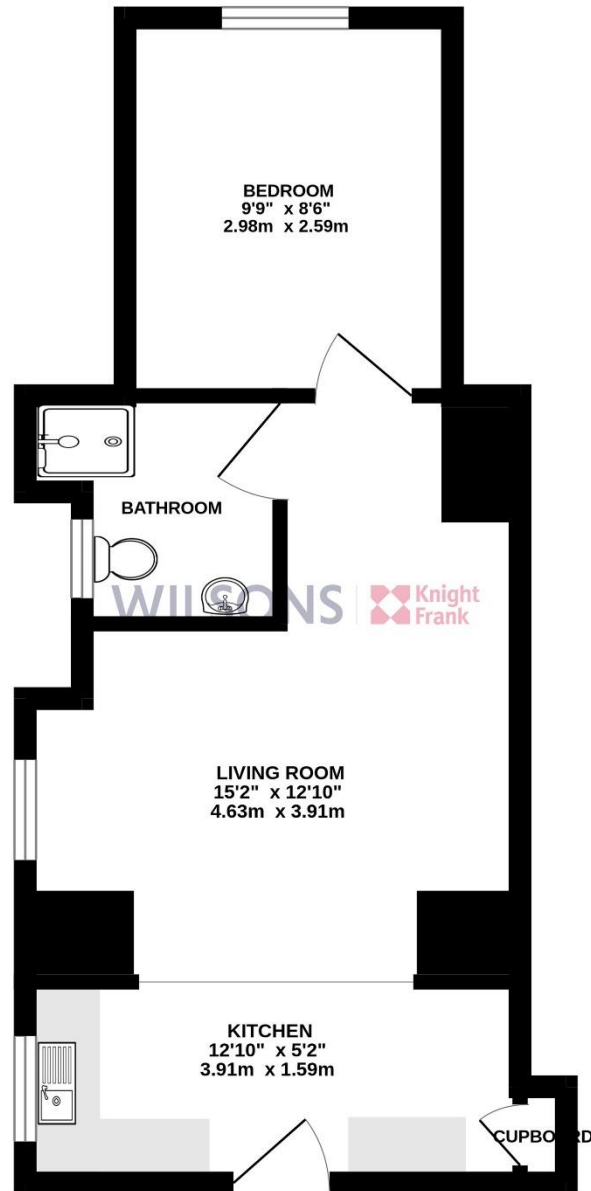








GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 323 sq.ft. (30.0 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  
Electric heating

£30.54 pcm to include general repair and maintenance, management charge, communal cleaning, building insurance and sinking fund.

## 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

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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Email: [office@wilsons.je](mailto:office@wilsons.je)

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