

ASHLEY HOUSE APT.3



2

BEDROOMS

1

BATHROOM

685

SQ FT

0.1

ACRES

£390,000 ST. SAVIOUR

FREE legal fees (paid by Vendor using Viberts only) + FREE First-year service charge paid by the current owner. A spacious two-bedroom, one-bathroom apartment presented in walk-in condition. Located within easy walking distance of a host of amenities and a short drive to town. This second-floor apartment is an ideal low-maintenance purchase or buy-to-let investment. Internally, the apartment further benefits from a sitting room, kitchen, two double bedrooms, and bathroom. The living space decorated in modern tones, the new owner may wish to put their own stamp on the kitchen and bathroom. Externally, the property boasts one designated parking space. To arrange a viewing or for more information please call us on 01534 717100 or email jersey@livingroomproperty.com. FLYING FREEHOLD.



LIVINGROOM
The Channel Island Estate Agent



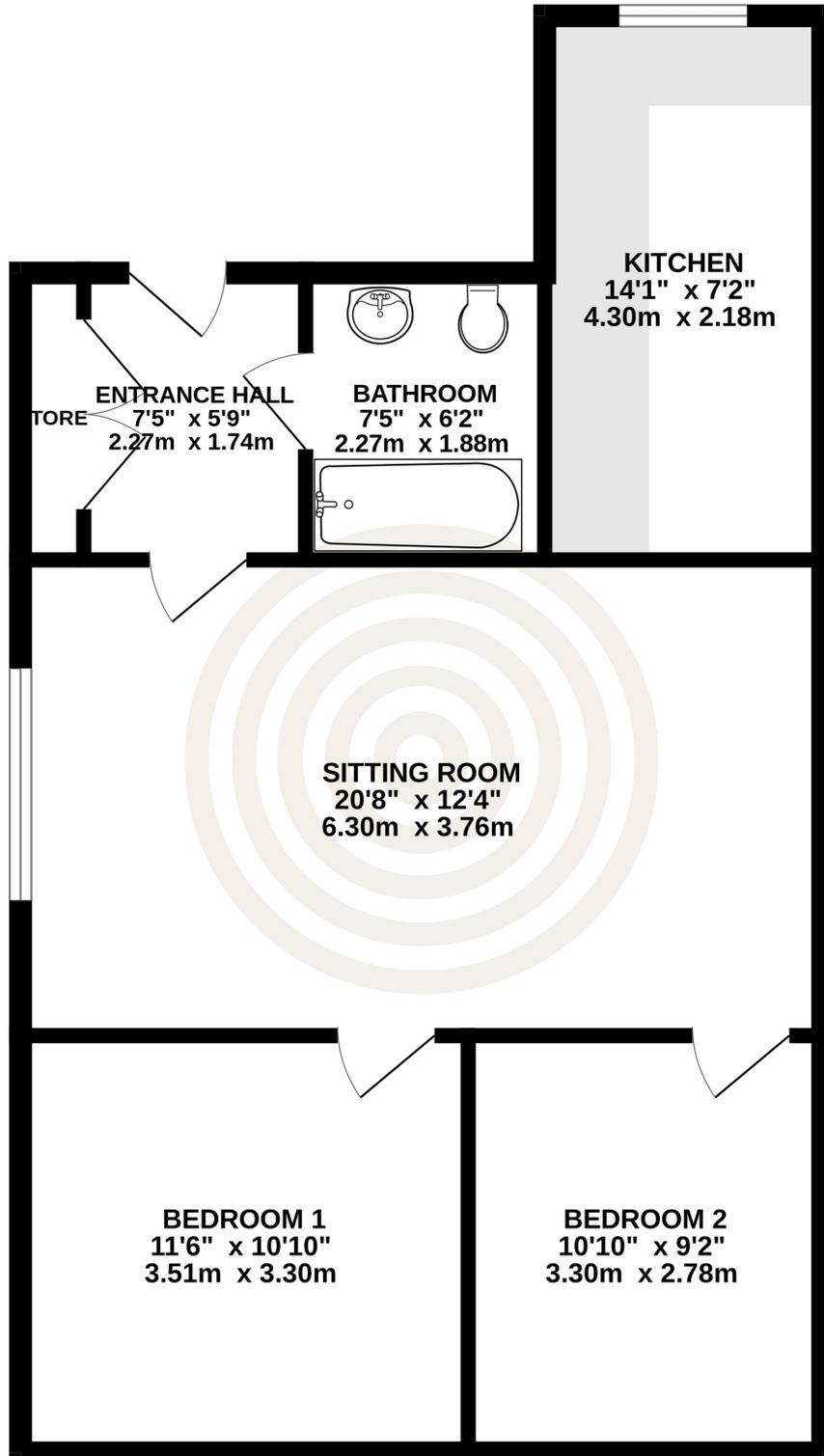








SECOND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 685sq.ft. (63.6 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.

SECOND FLOOR

Entrance Hall	7'5 x 5'9
Sitting Room	20'8 x 12'4
Kitchen	14'1 x 7'2
Bedroom 1	11'6 x 10'10
Bedroom 2	10'10 x 9'2
Bathroom	7'5 x 6'2

KEY FACTS

FREE legal fees (paid by Vendor using Viberts only)
FREE First year service charge paid by current owner
Ideal first time buyer or investment apartment
Allocated parking space for 1 vehicle
Walk to work and amenities nearby
Second floor apartment
Available immediately
Purpose built block
Can be purchased without parking for £355k

SERVICES

Mains drains and water

HEATING

Electric heating

SERVICES

Managing agent is Rudwin Property Solutions
Service charge £106.13 per month
Includes; water, repair and maintenance, management fee
Cleaning, Utilities, building insurance, sinking fund

PARKING

Parking for 1 vehicle (parking space number 3 as marked)
Can also be purchased without parking space

TENURE

Flying Freehold

POTENTIAL RENTAL INCOME

£1500 pcm

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

St Saviour
Grainville

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£390,000



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