

# ASHLEY HOUSE APT.9



**2**

BEDROOMS

**1**

BATHROOM

**563**

SQ FT

**0.1**

ACRES

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**£415,000 ST. SAVIOUR**

FREE legal fees (paid by Vendor using Viberts only) + FREE First-year service charge paid by the current owner. A newly refurbished two-bedroom, one-bathroom apartment presented in immaculate walk-in condition having just been fully refurbished by the current owners. 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. Decorated in modern tones throughout, it is light and spacious. Externally, the property boasts a designated parking space and the option to purchase a second space. To arrange a viewing or for more information please call us on +44 1534 717100. FLYING FREEHOLD.



**LIVINGROOM**

The Channel Island Estate Agent

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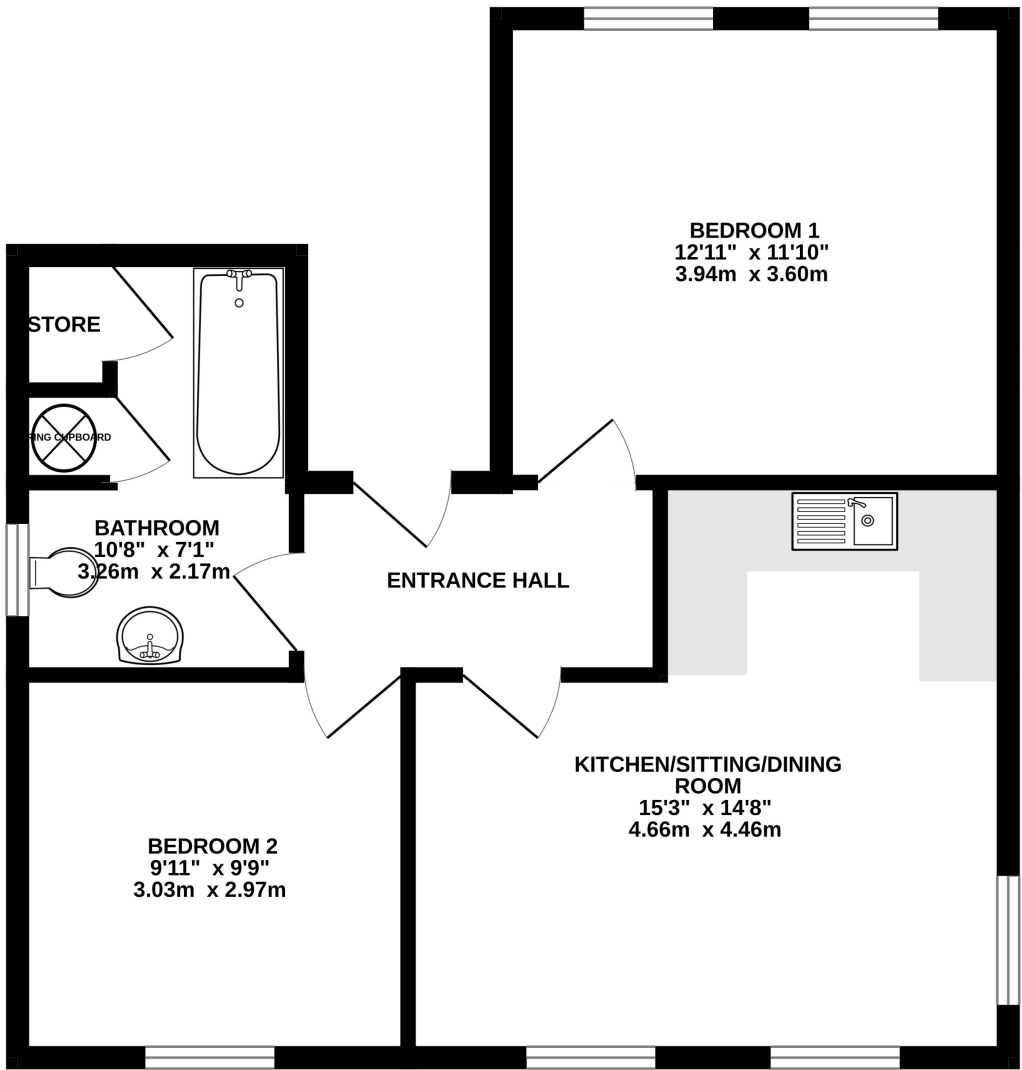








SECOND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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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## SECOND FLOOR

Kitchen/Sitting/Dining room	15'3 x 14'8
Bedroom 1	12'11 x 11'10
Bedroom 2	9'11 x 9'9
Bathroom	10'8 x 7'1

## KEY FACTS

FREE legal fees (paid by Vendor using Viberts only)

FREE First year service charge paid by current owner

Second floor apartment

Newly refurbished apartment block

Purpose built block

Walk to work and amenities nearby

Ideal first time buyer or investment apartment

Allocated parking space for 1 vehicle

Option to purchase a second parking space for £37,500

Available immediately

70% of block has now been sold

## SERVICES

Mains drains and water

## HEATING

Electric heating

## SERVICES

Managing agent is Rudwin Property Solutions

Service charge £105.56 per month

Includes; water, repair and maintenance, management fee

Cleaning, Utilities, building insurance, sinking fund

## PARKING

Parking for 1 vehicle (parking space number 9 as marked)

Option to purchase a second parking space for £37,500 (marked bay A)

## TENURE

Flying Freehold

## 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.

**£415,000**



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