



Hunt Estates

Spacious South Facing Apartment with Two Parking Spaces
St. Saviour, Jersey

SPACIOUS SOUTH FACING APARTMENT WITH TWO PARKING SPACES

Discover comfortable living in this purpose built two bedroom, two bathroom apartment at the popular Les Vanniers development. An ideal location if you are looking to downsize and have easy access to town via a short walk or with the bus stop outside the development.

Enjoy partial views of St. Aubin's Bay from your large, south-facing balcony. This apartment features approximately 900 square feet of well maintained space with a newly updated kitchen, offering a fresh and functional layout.

There is a spacious living room that opens onto the extensive patio and room for a dining table.

Both bedrooms are ensuite, with the main suite featuring direct access to the patio. Practical amenities include a separate utility room, ample storage, a house WC, and two secure, gated good size parking spaces, along with visitor parking and a 6x6 storage locker.

Perfectly located, you're just a short stroll from St. Aubin's beach, the town centre, and a regular bus stop just steps away. Les Vanniers offers communal gardens and the convenience of a lift from the garage directly to your floor and an onsite caretaker.

















FEATURES

- 2 large bedrooms, 2 ensuites
- Newly fitted kitchen
- Spacious sitting room
- Cloakroom & utility
- Approx 1,000 sq ft
- Sun terrace

INFORMATION

- Mains water and drains
- Electric heating throughout
- Fully double-glazed
- Service charges £320 PCM includes building insurance, communal maintenance lift service, and caretaker services.
- Parish rates for 2024 were £672
- Gated undercover parking for 2 cars
- Flying Freehold and Entitled/Licensed

LOCATION

What3words//spells.resist.delight



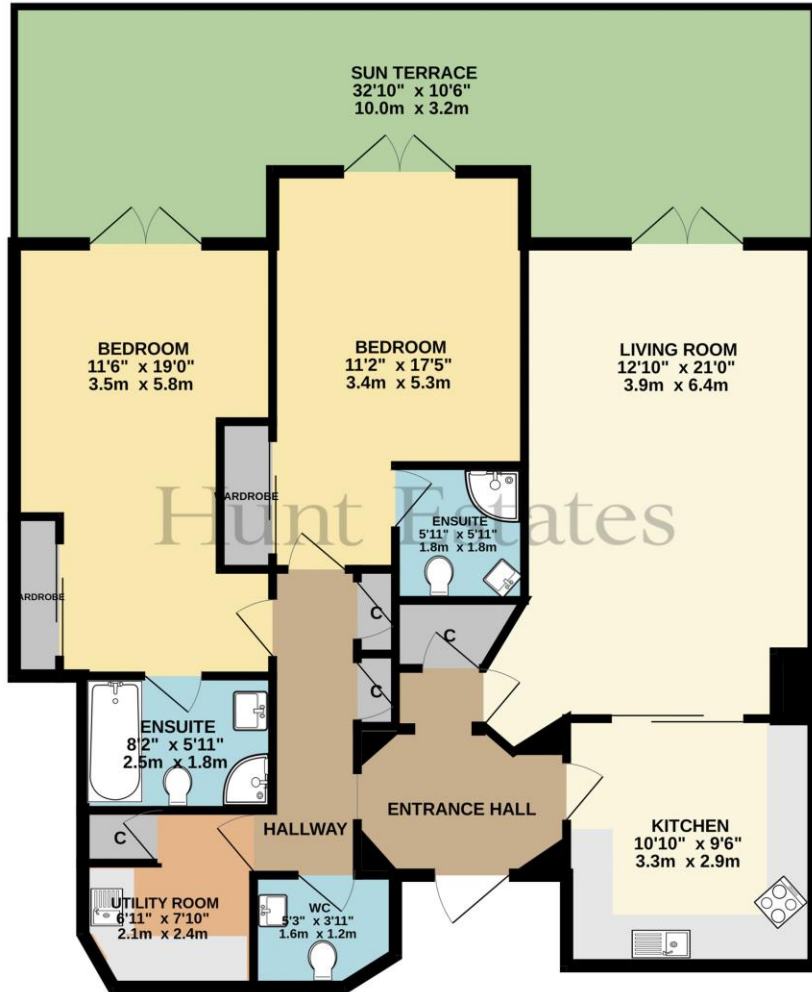
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FIRST FLOOR
1095 sq.ft. (101.7 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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