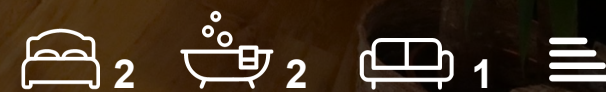




4, Willows Court Les Grand Vaux  
St. Saviour, Jersey, JE2 7WH

**Offers Invited £449,000**





## 4, Willows Court Les Grand

St. Saviour, Jersey, JE2 7WH

Troy's is delighted to offer this charming two-bedroom ground-floor apartment, located in a peaceful area on the outskirts of St Helier. Surrounded by fields and woods with off-lead dog walking routes, the property enjoys a tranquil atmosphere while being just a short distance from the town center and local amenities.

Recently updated with fresh décor and new oak-effect flooring, the apartment comprises an entrance hall, a family bathroom, a bright and spacious living/dining area, a fully fitted kitchen, and two bedrooms—one of which features an en-suite. The property also includes a sunny patio and a convenient parking space right at the front door.

Floor Area: Circa 875 sq. ft. (approx. 81.3 m<sup>2</sup>)

Pet Policy - Pets Allowed

Tenure:  
Flying Freehold  
No Onward Chain

Services:  
All mains services, (no gas) electric heating, double glazing, parking for 1 car.

Service Charge:  
The monthly service charge is £135 per month, which covers building insurance, communal lighting and cleaning, water and contributions to the sinking fund.







Entrance Hall  
14'9" x 6'10" (4.5 x 2.1)

Bedroom 1  
15'1" x 14'9" (4.6 x 4.5)

Landing

Bedroom 2  
18'4" x 7'2" (5.6 x 2.2)



En-suite  
5'2" x 5'6" (1.6 x 1.7)

Lounge/diner  
18'4" x 15'1" (5.6 x 4.6)

Kitchen  
8'10" x 8'3" (2.7 x 2.53)



Floor Plan



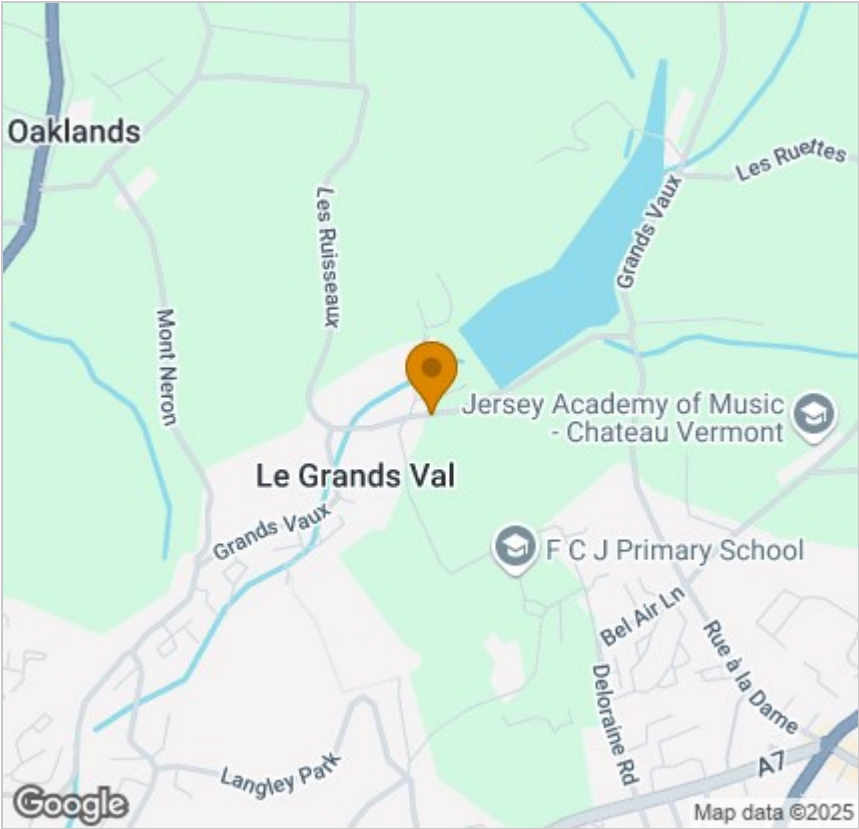
Viewing

Please contact our Troys Estate Agency Ltd Office on 01534 607070 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Sand Street, St Helier, Jersey, JE2 3QF  
Tel: 01534 607070 Email: duty@troysjsy.com

Area Map



Energy Efficiency Graph

