



# Studio Apartment,

Bagatelle Road

St. Saviour

Jersey

JE2 7TA

£265,000

FC042

SHARE TRANSFER - This attractive first floor studio apartment offers elegant high ceilings, period features and beautiful large windows fitted with plantation shutters allowing natural light to flood in. The apartment offers a spacious living area with a ladder accessing a fitted double raised bed which has fitted wardrobes underneath and inset lighting. There is a sliding barn style door which leads through to a stunning modern kitchen and a separate shower room.

Conveniently this property is located at Five Oaks with all amenities on your doorstep, Five Oaks pub nearby and on a good bus route. The property is found in perfect walk-in condition with new carpets, enabling the new buyer to move straight in.

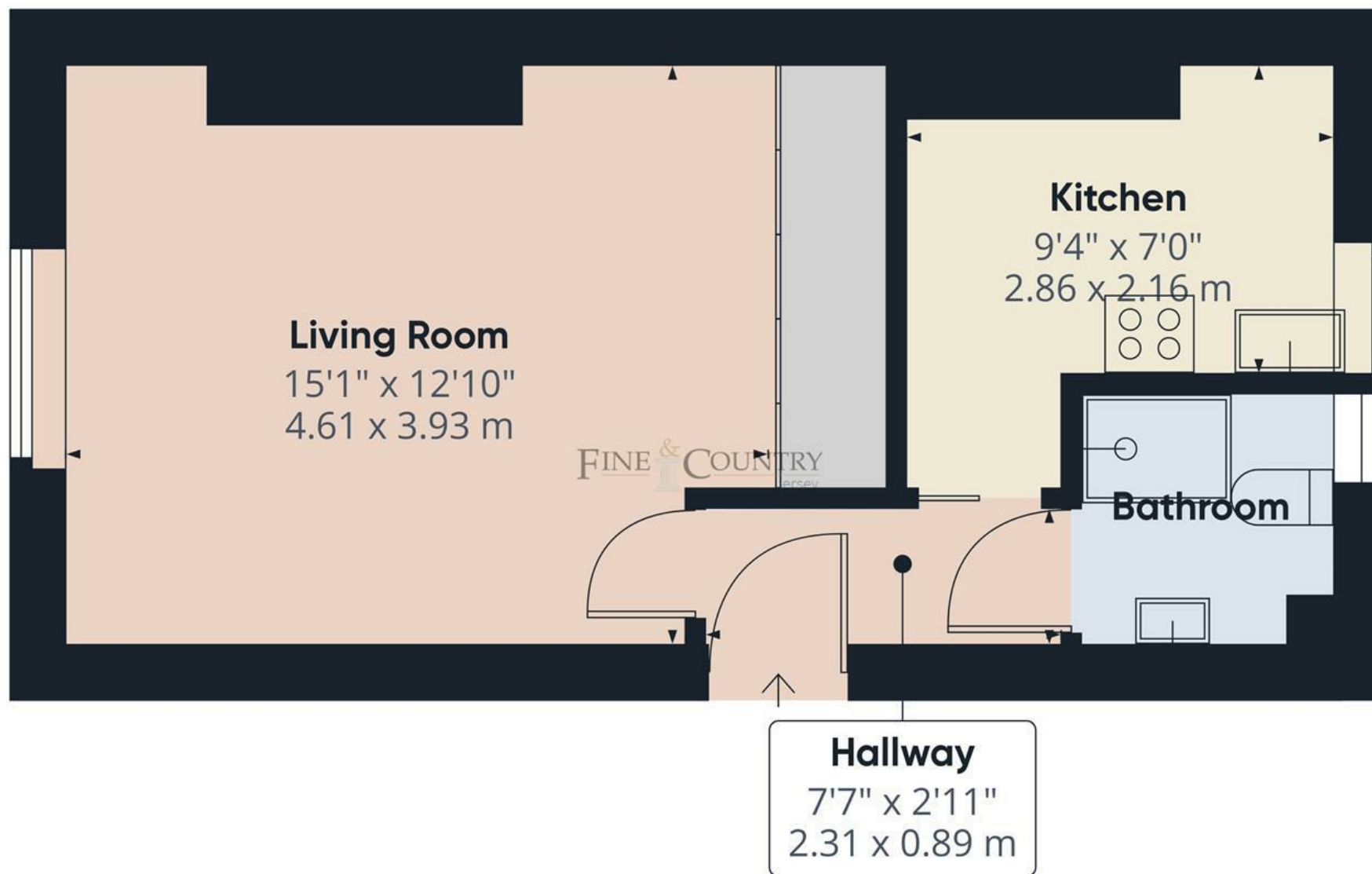
This studio is in a block of 6 other apartments and comes with its own store room, communal courtyard to the back. With the added benefit of a parking space for 1 car, this is an ideal step on the property ladder or fantastic investment. With no onward chain, viewing is highly recommended by vendor's sole agent.











Approximate total area<sup>(1)</sup>

324.1 ft<sup>2</sup>  
30.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Outside

One designated parking space to the front (Space No 4)

Communal courtyard with washing line

Private store room - located on same level as apartment

### Services

All mains, electric heating. Service Charges: £87.50pm to include; building insurance, communal cleaning and electricity, parish & foncier rates, water, managing agent fees, building insurance.

Managing Agents are Eagle Property Management Ltd

Energy efficient lighting throughout

Pressurised hot water system

Fire certificate work all completed

No restrictions on pets

### Directions

Travelling along Bagatelle Road towards Five Oaks Roundabout, Aylesbury House is on the RHS approx 50yds before the roundabout.

### Call us on

**01534 888855**

**[jersey@fineandcountry.com](mailto:jersey@fineandcountry.com)**

**[www.fineandcountry.je](http://www.fineandcountry.je)**

**5 King Street, St Helier, Jersey, JE2 4WF**

MONEY LAUNDERING REGULATION - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.