



**10 Saviours Place St Saviours Road, St Helier, Jersey, JE2 4FA**  
**£399,000**

## St Saviours Road, St Helier, JE2 4FA

\*\*\* OPEN VIEWING THIS SATURDAY 24th JANUARY 10 - 10.30 \*\*\*

Set within the popular Saviour's Place development, this beautifully maintained two-bedroom apartment combines modern living with a superb location just moments from St Helier. Immaculately presented throughout and with 775 sq ft of living space, this home is ready to move straight into and is ideal for those seeking low-maintenance living without compromising on quality.

The heart of the apartment is the bright open-plan living and dining area, seamlessly connected to a well-appointed kitchen complete with integrated white goods. Large doors open onto a generous patio providing an excellent extension of the living space — perfect for relaxing or entertaining. Cont'd.....

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from a sleek en-suite bathroom. A contemporary house bathroom serves the second bedroom and guests. Practicality has also been carefully considered, with excellent internal storage including a large double cupboard and a separate utility area housing both a washer and dryer. The apartment enjoys the added advantage of a secure underground parking space (the lift from the garage takes you directly to your apartment) and is ideally positioned within easy walking distance of St Helier.

### SERVICES

Electric heating.

All mains services excluding gas.

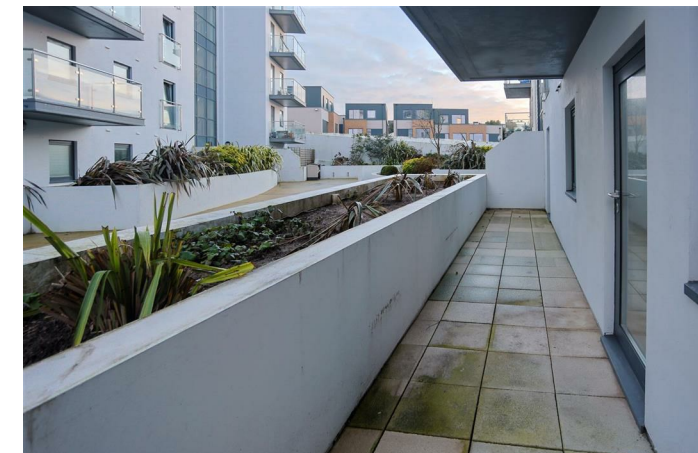
Quarterly service charge £945 per quarter

### VIEWING

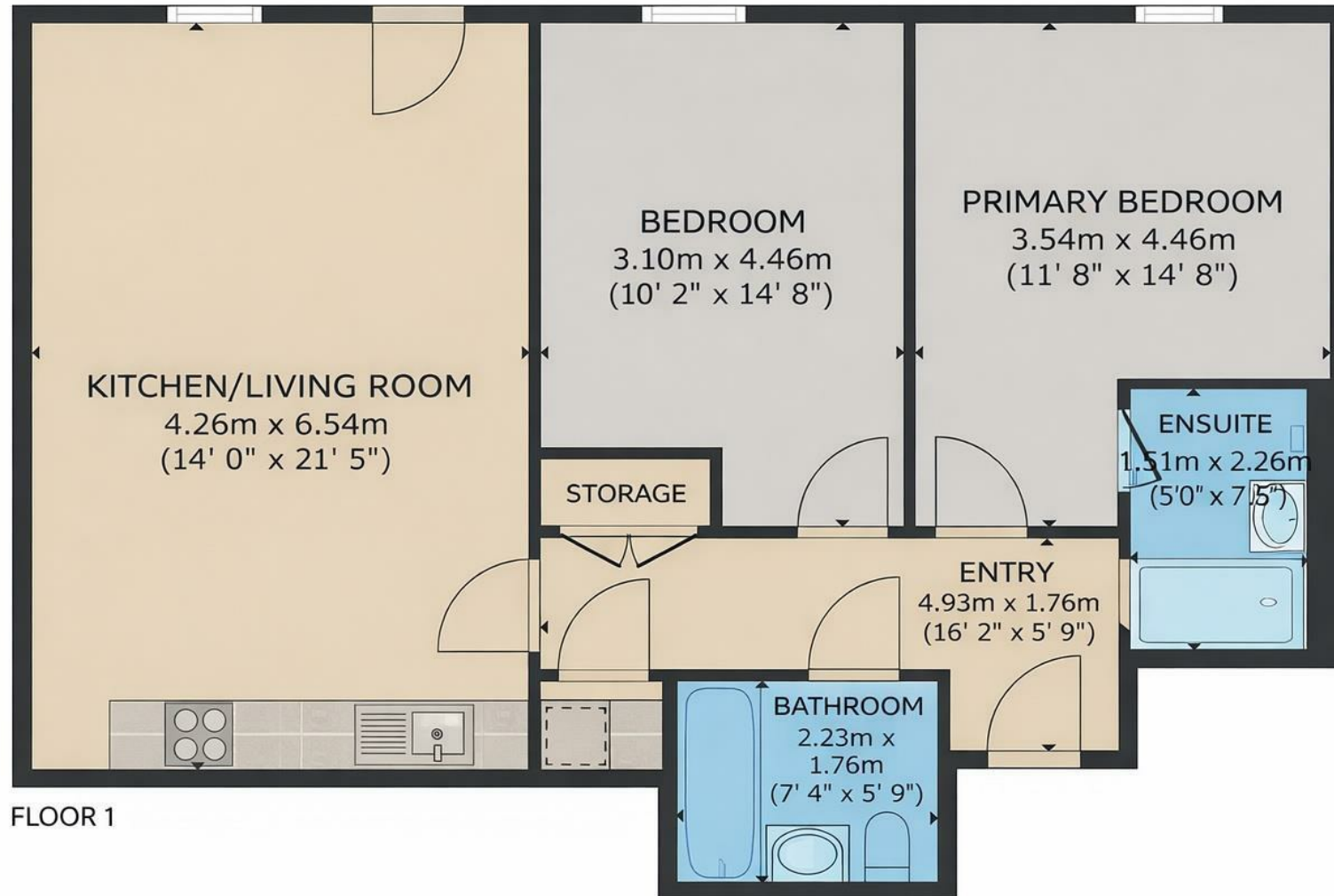
Please call Slomans on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Slomans Estate Agents have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### ANTI 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 (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation







GROSS INTERNAL AREA  
FLOOR 1: 72.0 m2 (775 sq. ft)  
TOTAL: 72.0 m2 (775 sq. ft)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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