



**Apt 8 Park View La Route Du Fort, St Saviour, Jersey, JE2 7PA**  
**£550,000**

Slomans Estate Agents.  
17 La Colomberie, St Helier,  
Jersey JE2 4QB  
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Nestled just moments from the heart of St Helier, Howard Davis Park and Havre des Pas beachfront, this pristine 3-bedroom, 3-bathroom duplex apartment is a true gem. Boasting an exclusive entrance shared with only one other apartment, this property combines generous living spaces with bright, airy interiors designed for modern living. The pièce de résistance is the top-floor master bedroom, complete with a spacious private balcony offering breathtaking rooftop views that stretch toward the beach—a perfect retreat for relaxation. Conveniently located within easy reach of all amenities, this home is ideal for those who value both style and accessibility. While the apartment itself does not include parking, a large public car park is just a few metres away, ensuring effortless convenience. This exceptional property must be seen to be fully appreciated—schedule your viewing today!



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### **Services**

Service charges approx £150 per mth  
Building painting recently  
Electric heating  
Double glazed ( acoustic glass)  
Mgmt company \_ Advance Property Mgmt  
Share Transfer

### **ANTI MONEY LAUNDERING REGULATION**

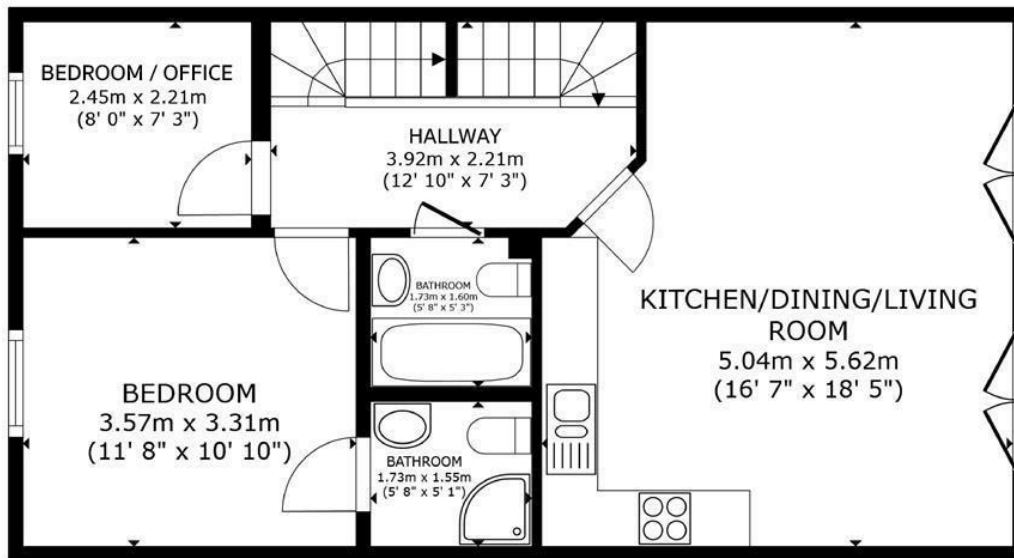
Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

### **VIEWING**

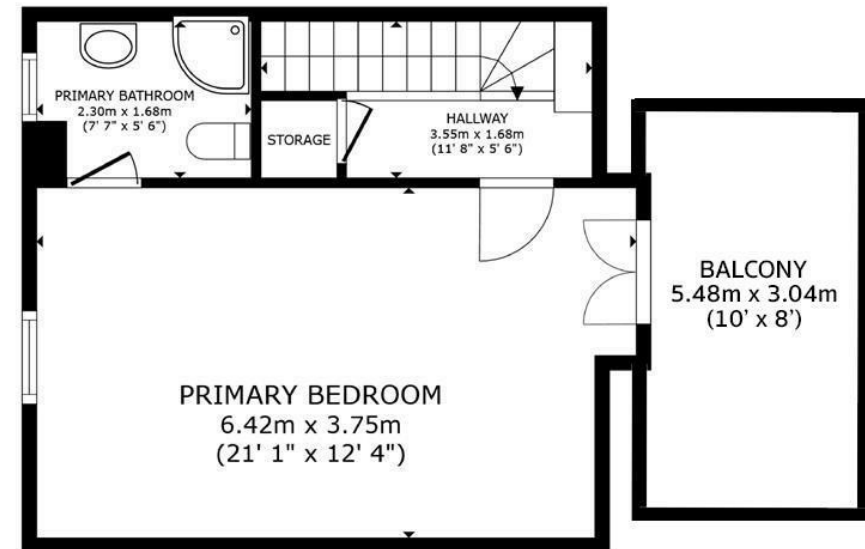
Please call Slomans, Sole Agents on 87 97 87.  
Please note that all areas and measurements given in these particulars are approximate and rounded.  
The text, photographs and floor plans are for general guidance only. Slomans Estate Agents have not tested any services, appliances or specific fittings - 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.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 59.5 m<sup>2</sup> (641 sq.ft.) FLOOR 2 33.8 m<sup>2</sup> (364 sq.ft.)  
TOTAL : 93.3 m<sup>2</sup> (1,004 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.