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Apt. 2, Le Breton House, Langtry Gardens, St. Saviour Hill, St. Saviour  
£560,000

**BROADLANDS**

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# Apt. 2, Le Breton House, Langtry Gardens, St. Saviour Hill

St. Saviour, Jersey

Heading up St Saviours Hill, Langtry Gardens is on the RHS opposite Grainville cricket field. Le Breton House is directly in front of you.

- Over 55's Langtry Gardens
- 2 bedroom 2 bathroom apartment
- Purpose built 2017
- Good internal storage
- Lift access
- South facing balcony
- Petanque court, glass house & winter garden
- Designated parking plus ample visitor spaces
- Call Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)



## Apt. 2, Le Breton House, Langtry Gardens, St. Saviour Hill

St. Saviour, Jersey

Langtry Gardens is a secure and peaceful development for the over 55's located on the outskirts of town. Well designed with careful attention to detail, it's easy to see why homes in this development are so sought after. Offering community facilities including petanque court, winter garden and large glass house, all created around beautiful landscaped gardens and courtyards. This 1st floor apartment is one of only three in the block and has lift access. Comprising of; 2 double bedrooms, 2 bathrooms (1 ensuite), storage/utility cupboard, large open plan living area with high ceilings that opening on to your own south facing balcony. 1 designated parking space plus ample visitor parking. Further benefitting from a regular bus stop at the entrance of the development. Viewing recommended by vendors agent.





### Living

Bright and spacious open plan living area with high ceilings and feature window.

### Sleeping

2 double bedrooms 2 bathrooms (1 en suite).

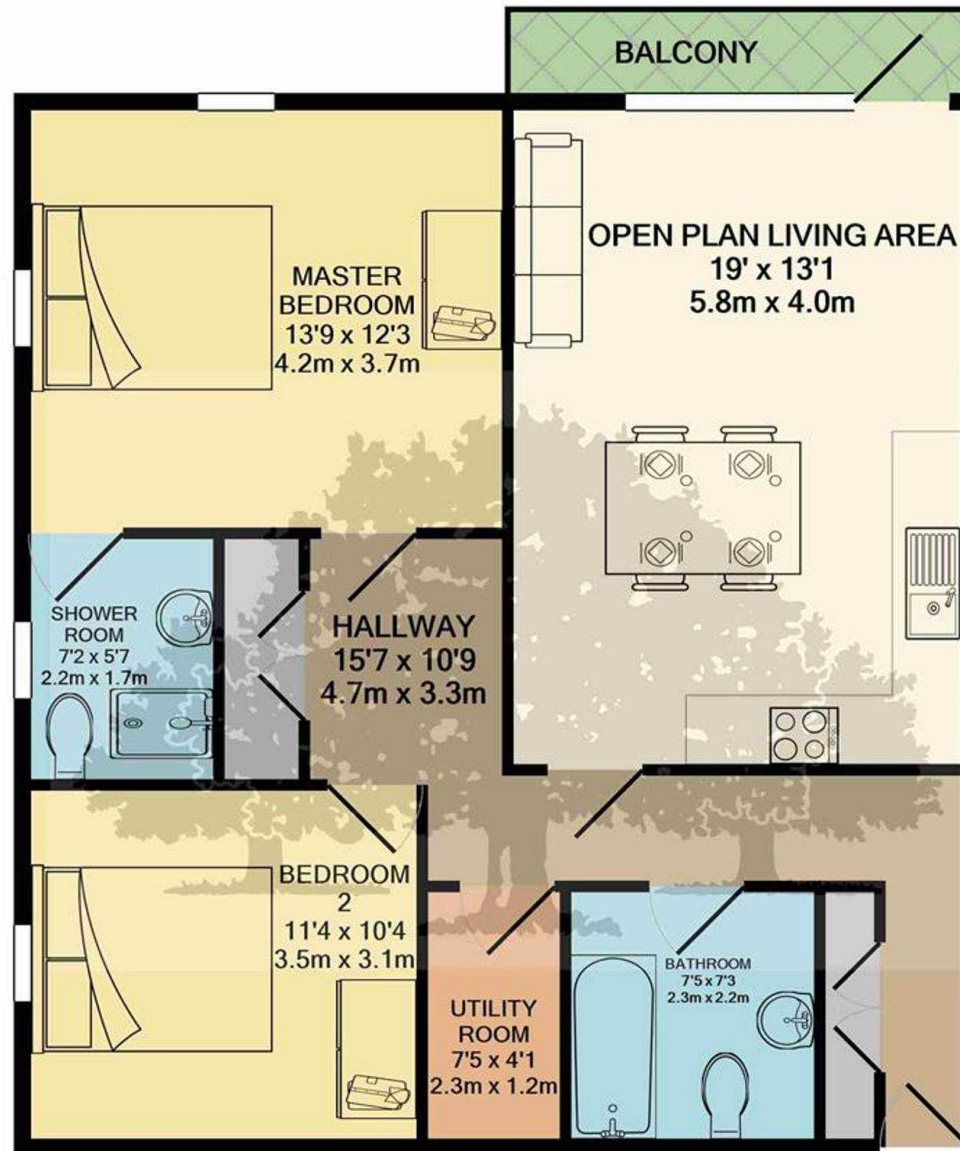
### Services

All mains (no gas). Fully double glazed. Electric heating. Service charges £278 per month. To include community centre, outside grounds, sinking fund, building insurance, lift maintenance, electric & cleaning of communal areas, window cleaning & management fees. Professionally managed by Maillard & Co.









Whilst every attempt has been made to ensure the accuracy of the floor plan 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



## Broadlands

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