



1972 · FINDING YOU A HOME SINCE  
**B**

**1 Victoria House Bagatelle Road, St. Saviour**

Asking **£349,000**

**BROADLANDS**

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# 1 Victoria House Bagatelle Road

- Ground floor one bed apartment
- Spacious living room
- Separate eat in kitchen
- Double bedroom with fitted bedroom furniture
- Relaxing fully tiled bathroom
- Designated parking space
- A stone's throw away from a range of amenities
- Regular bus route
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com



# 1 Victoria House Bagatelle Road

St. Saviour, Jersey

A comfortable, one bed ground floor flat located close to shops, convenience stores, a petrol station, a gastropub and a restaurant at Five Oaks.

The accommodation comprises entrance hall, living room, separate eat in kitchen, double bedroom and bathroom.

Outside a communal area is set aside for drying laundry and the apartment has a designated parking space for one vehicle.

The wide range of amenities' close at hand mean you are unlikely to run out of anything, and it's a two minute walk to the closest pub. If you do want to venture into town, a regular bus route runs along the road outside.





### **Living**

Living room with laminate flooring, recessed lighting and two windows to rear. Separate kitchen with high and low level units and appliances including oven with ceramic hob, extractor, fridge/freezer and washer/dryer. Fully tiled walls and flooring. Window to rear.

### **Sleeping**

Double bedroom with fitted bedroom furniture including wardrobe, overhead cupboards and two bedside cabinets. Window to front.

### **Outside**

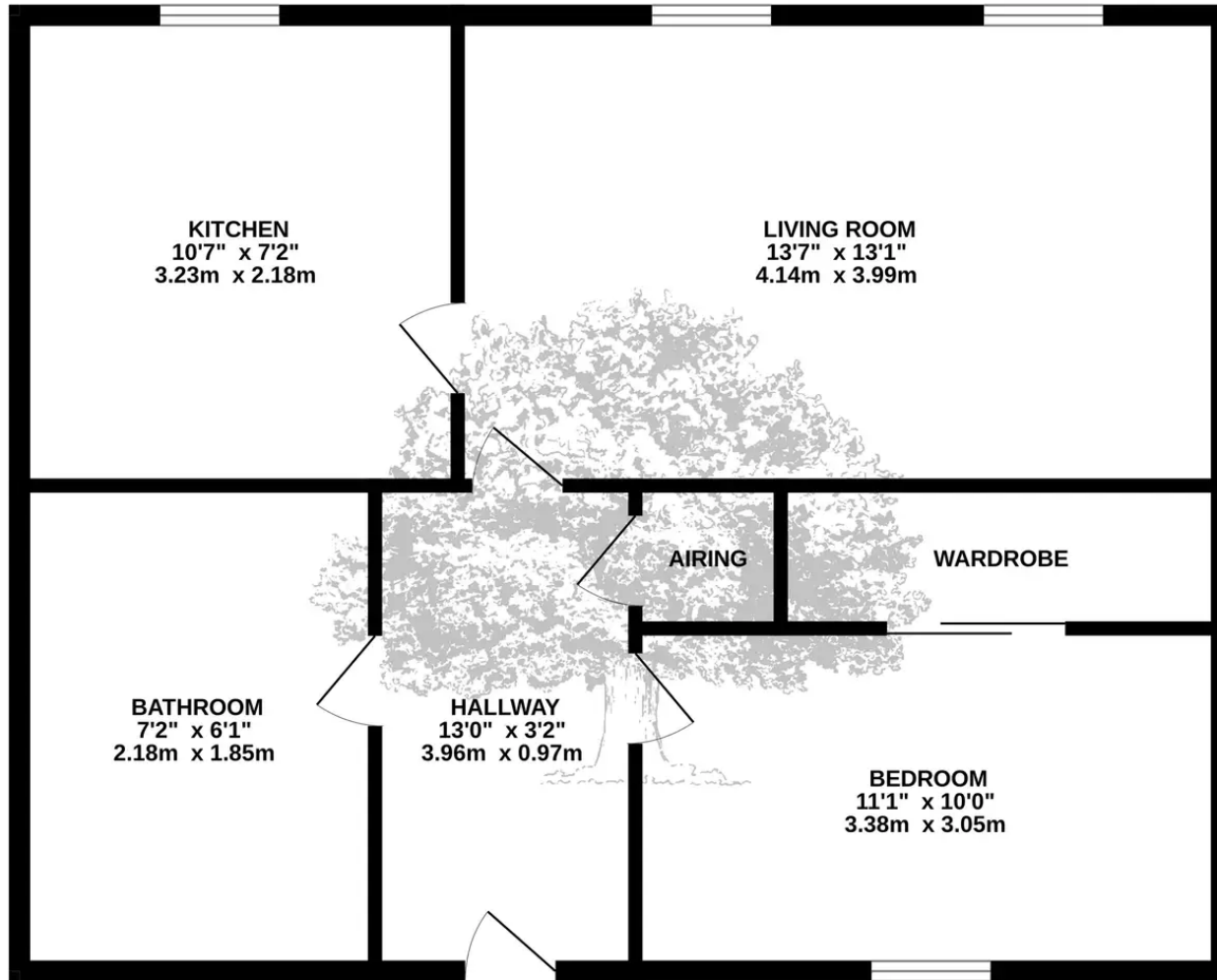
Communal drying area with rotary wash lines. Designated parking for one car.

### **Services**

All mains excluding gas. Electric heating. Service charge £308 per annum covers building insurance, power in the communal areas, fire extinguisher maintenance and water rates. .



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Broadlands

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