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24 Lyndhurst, Savile Street, St.Helier  
£375,000

**BROADLANDS**  
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# 24 Lyndhurst, Savile Street

St.Helier, Jersey

- Immaculate refurbished apartment
- Private garden and own entrance
- Brand new kitchen and bathroom
- New insulation and sound proofing
- Recent new roof
- Town outskirts location
- Private bike storage area
- Immediately available
- Sole agent
- Please contact Nigel 07797718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)



## 24 Lyndhurst, Savile Street

St.Helier, Jersey

Totally walk-in condition! Just refurbished to a high standard with a new bathroom, fully fitted kitchen, insulation, soundproofing, ceilings, and carpets, a spacious first-floor garden apartment with its own private entrance and front door.

Tenanted for many years the property has now been gone right through and presents a turnkey easy first step on the property ladder. Located on the first floor but has a great entrance hall with plenty of room for bikes or prams.

Well positioned within walking distance of the town centre, shops, bars, and restaurants.

Offered with immediate vacant possession, call the owner's sole agent, Broadlands, to view.





#### Living

Spacious ground floor entrance hall with storage, staircase to first floor landing then arch open to lounge diner and kitchen. Brand new kitchen with integrated fridge/freezer, washing machine, hob and oven.

#### Sleeping

Two bright and spacious double bedrooms booth with storage. New house bathroom with bath, shower over, W.C. and wash hand basin. Bathroom cabinet with built in bluetooth system. New pressurised hot water system.

#### Services

Electric heating, mains drains and water. All walls either cavity modern construction or fully insulated.

#### Restrictions

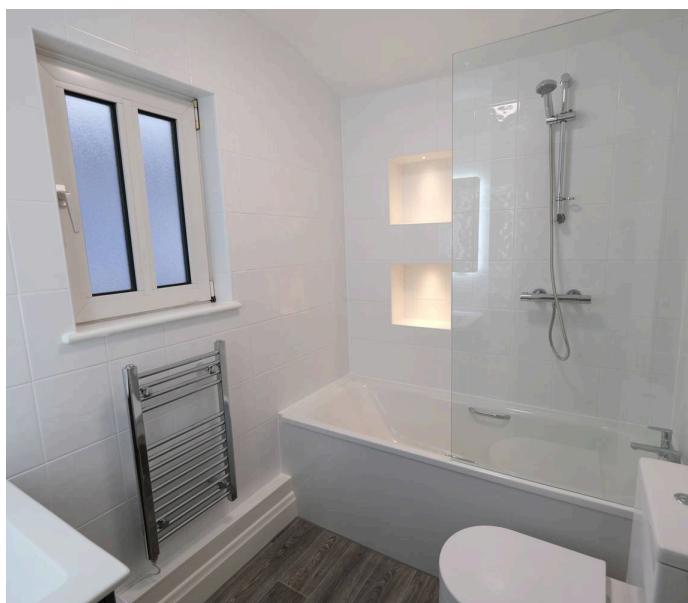
No restrictions on children or pets. Building managed by Gaudins.

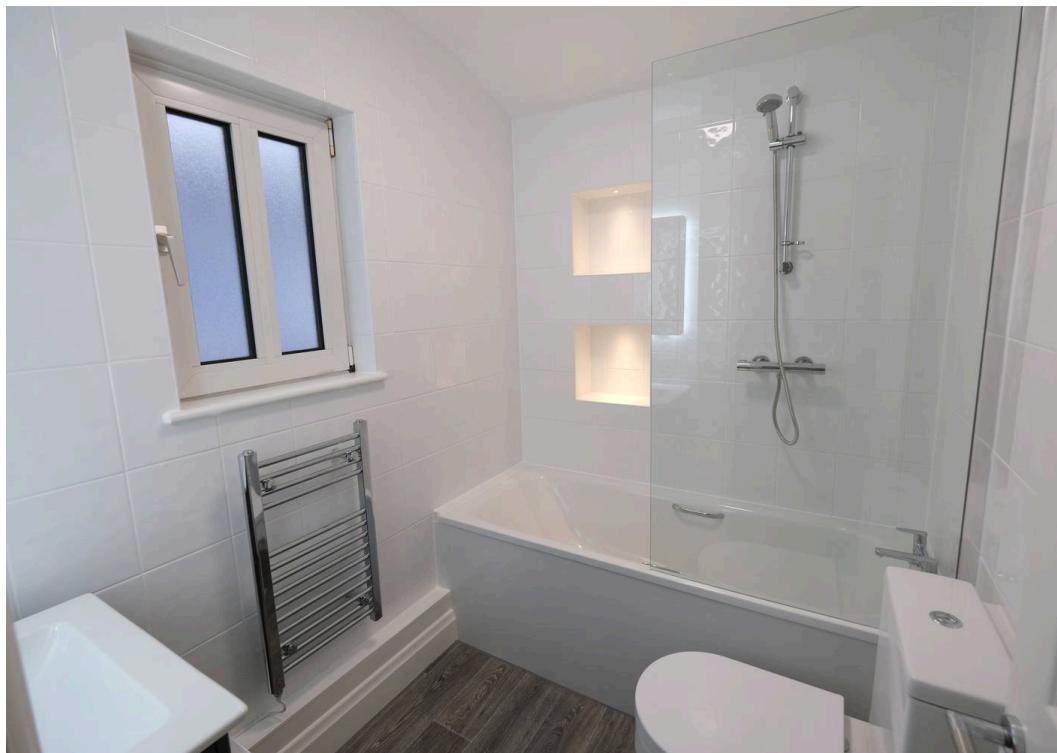
#### Service charge

£172pm which includes buildings insurance, Foncier rates management charge and general maintenance etc . Also contributes to a large sinking fund which is unlikely to be used for a while as roof has been recently replaced and exterior decoration completed.

#### Parking Options

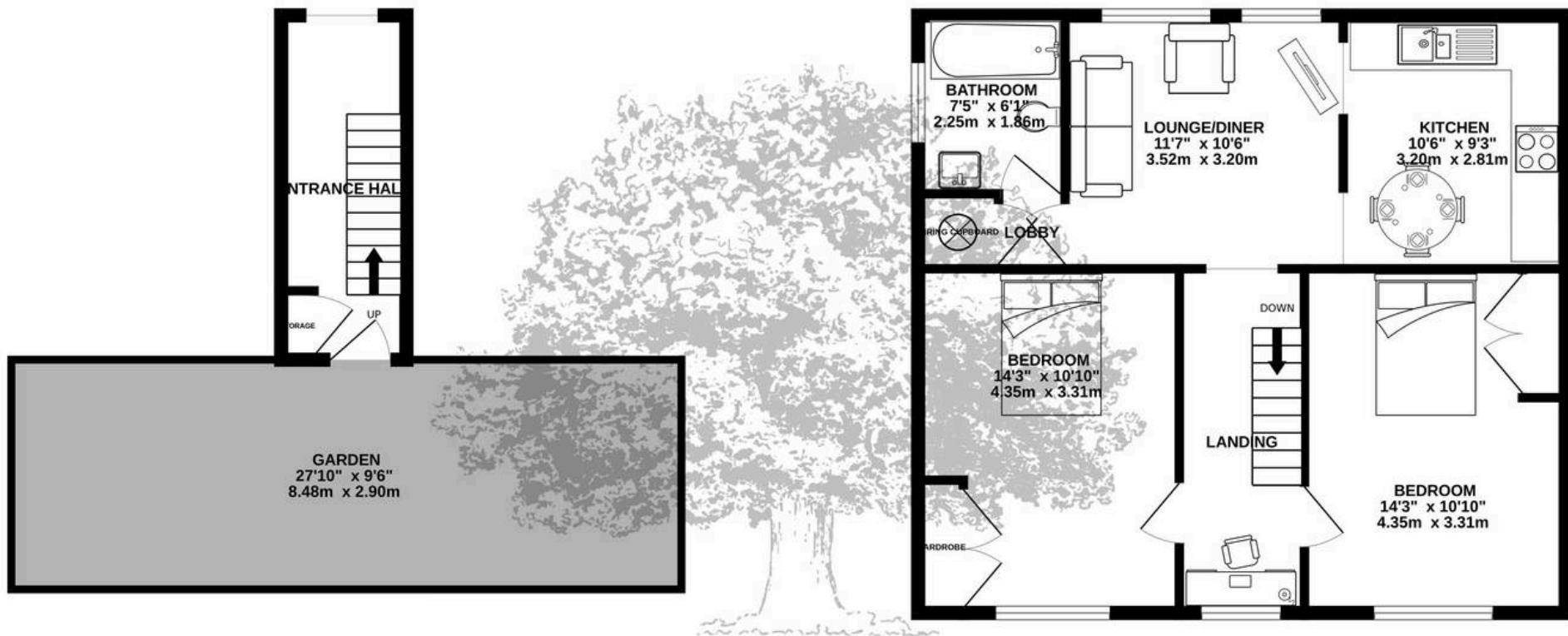
No on site parking but residents parking scheme nearby. Purchaser will need to make their own enquiries.





GROUND FLOOR  
74 sq.ft. (6.9 sq.m.) approx.

1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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