

# 3 BIENVENUE



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**BEDROOM**

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**BATHROOM**

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**£1,400 ST. SAVIOUR**

ENTITLED/LICENSED. Situated within a small development, this well-presented split-level apartment is discreetly tucked away and within walking distance of St. Helier. The accommodation provides an entrance hall, sitting room, fitted kitchen, a good size double bedroom with fitted wardrobes and bathroom situated on a slightly lower level. There's one designated parking space. Monthly rent to include service charges. Available March.



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<b>Entrance hall</b>	11'3 x 10'8
<b>Sitting room</b>	13' x 10'11
<b>Kitchen</b>	8'10 x 5'1
<b>Bathroom</b>	8'2 x 8'
<b>Bedroom</b>	15'5 x 8'2

**KEY FACTS**

Within walking distance of St. Helier  
Small development  
Well presented  
Split level  
Designated parking for one vehicle  
Available March  
Monthly rent to include service charges  
ENTITLED/LICENSED

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

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**£1,400**

**SERVICES**

Mains water and drainage

**HEATING**

Gas heating  
Electric underfloor heating in bathroom

**APPLIANCES**

Belling oven  
Gas hob  
Cata fridge/freezer  
Beko washer/dryer

**INCLUSIONS**

To include all items listed in the inventory/condition report



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