

# 32 CHEVALIER ROAD APT.2

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**554**

SQ FT

**£349,000 ST. HELIER**

This is a great opportunity to purchase a first-time buyer or investment property. The apartment has a double bedroom, a large sitting room, a separate kitchen, and a house bathroom. Situated on the outskirts of town along a quiet residential street and is close to local amenities such as the Co-op and Millennium Park. The apartment also comes with a private courtyard garden. Offered with vacant possession. To book a viewing please call Livingroom on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



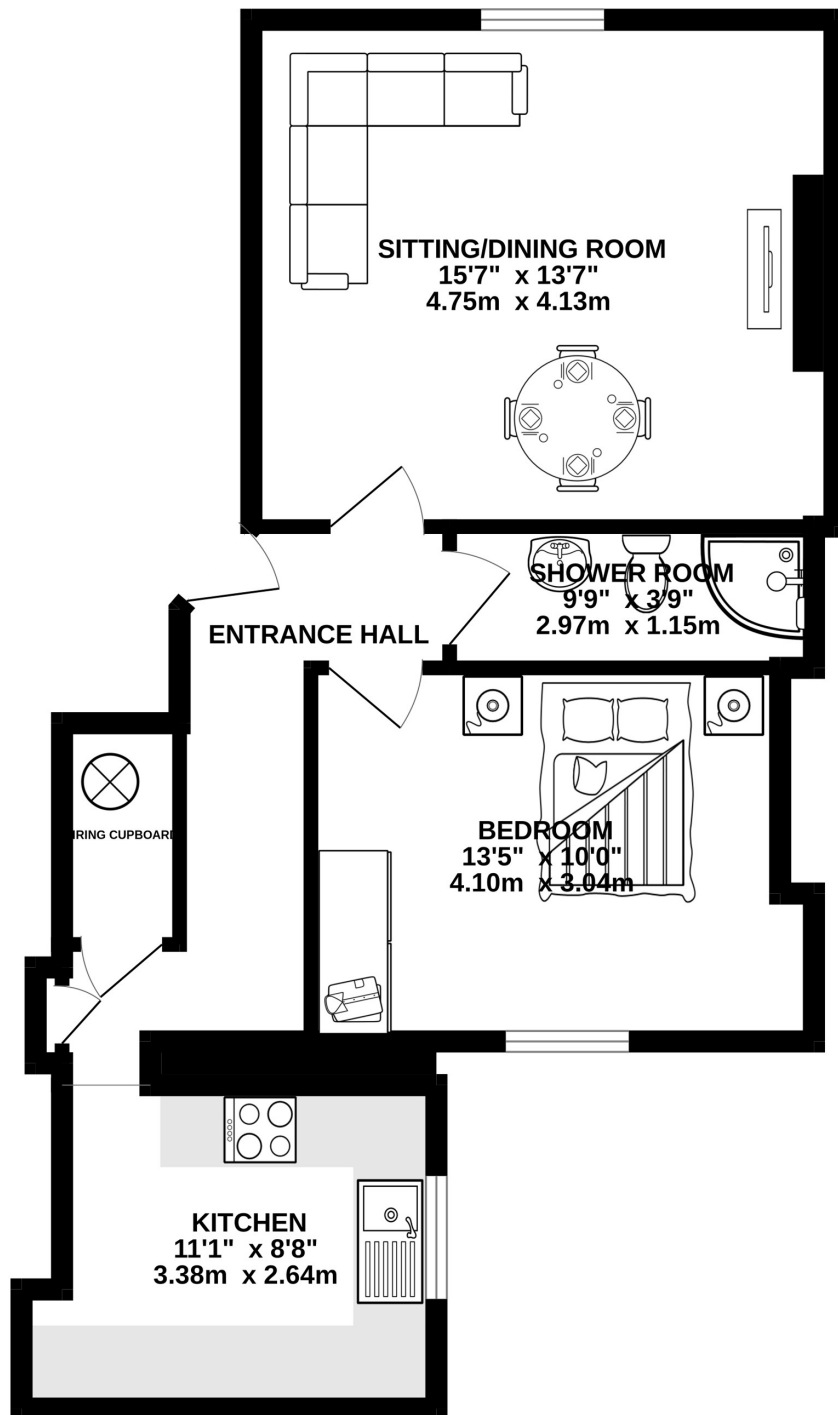
**LIVINGROOM**

The Channel Island Estate Agent





GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.4 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.

**GROUND FLOOR**

<b>Entrance Hall</b>	10'4 x 14'11
<b>Sitting/Dining Room</b>	15'7 x 13'7
<b>Bedroom</b>	13'5 x 10'10
<b>Shower Room</b>	9'9 x 3'9
<b>Kitchen</b>	11'1 x 8'8

**KEY FACTS**

One bedroom, one bathroom  
Offered with vacant possession  
Large sitting room  
Separate kitchen  
One of three apartments  
No parking but residential scheme in the area  
Private courtyard garden  
Large windows allowing plenty of light  
Walking distance to town centre

**SERVICES**

Mains drains  
Mains water

**HEATING**

Wet electric heating with radiators

**POTENTIAL RENTAL INCOME**

£ TBC

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Janvrin  
Grainville

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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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**£349,000**



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