

FINDING YOU A HOME  
SINCE 1972  
B



59 Belvedere, Princes Tower Road, St. Saviour  
£1,095,000

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



# 59 Belvedere Princes Tower Road

St. Saviour

From Five Oaks roundabout head East on Princes Tower Road. Belvedere is on the RHS.

- Spacious four double bedroom family home at Belvedere
- Four double bedrooms, three bathrooms - including impressive main bedroom suite with walk-in wardrobe
- 1,800 sq ft of bright and flowing accommodation
- Fitted kitchen with quality appliances
- Large lounge with banquette dining area and wood burning stove
- Second reception used as snug / playroom
- Conveniently located sought after gated development
- South east facing garden with rural aspect
- Driveway parking for four plus plenty of visitor spaces
- Contact Andrew 07797 814422 / [andrew@broadlandsjersey.com](mailto:andrew@broadlandsjersey.com)





## 59 Belvedere Princes Tower Road

St. Saviour

Stylish four double bedroom three bathroom family home offering fantastic space for the growing family

Located within an exclusive gated development on the outskirts of St.Saviour, this modern well designed Belvedere property offers easy access to town and some of the Islands best schools. With over 1,800 sq ft of bright and flowing accommodation spread over three floors this much loved home provides for some very comfortable living.

To the ground floor there is a cloakroom, open plan kitchen / living area with family style banquette dining, wood burning stove and doors to the garden plus snug / playroom with its own door to the garden. On the first floor there is a house bathroom, large fitted utility cupboard, an ensuite double bedroom and two more good sized double bedrooms. On the third floor is an impressive large primary bedroom suite with walk-in dressing room and ensuite shower room.

South east facing manageable garden with delightful rural aspect overlooking meadowland. Driveway parking for four vehicles plus plenty of visitor spaces. Large store cupboard perfect for keeping bikes / paddle boards etc. Located in the St.Saviour's countryside within a short stroll from St Michael's School or five minutes in a car from the local colleges. Regular bus services operate to St.Helier and there are plenty of amenities nearby, including the many shops at Five Oaks and the new Co-Op supermarket. Contact Broadlands the vendors agents to book your private viewing of this quality spacious family home.







### **Living**

Fully fitted kitchen with quality appliances. Large living room / diner with wood burning stove and double doors to the garden. Second reception (snug / playroom). Cloakroom.

### **Sleeping**

Four double bedrooms, three bathrooms (two en-suite). Includes impressive main bedroom suite with walk-in wardrobe and shower room.

### **Outside**

South east facing sunny low maintenance garden with open rural aspect. Driveway parking for 3 / 4 cars plus plenty of additional visitor spaces available at the development.

### **Services**

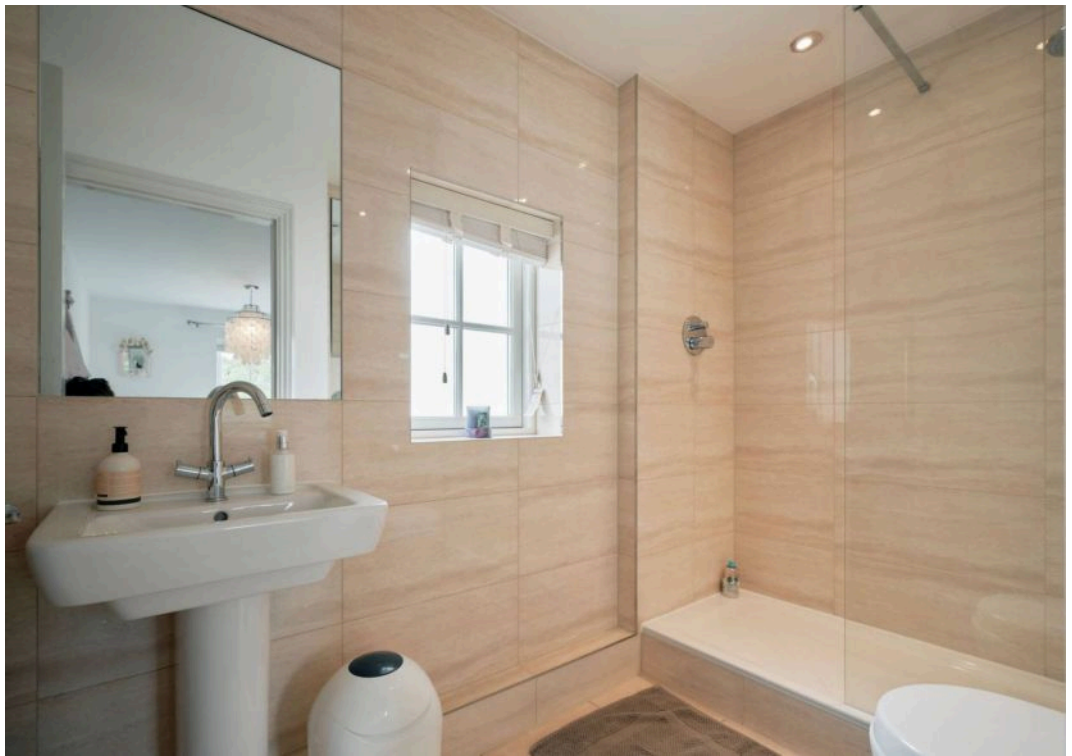
All mains (excluding gas). Fully double glazed. Electric underfloor heating to the ground floor and electric radiators upstairs. Fully boarded loft. Service charge £250 per quarter. Built in 2014 by Dandara. Professionally managed by Maillards. 2024 rates were £946.02.



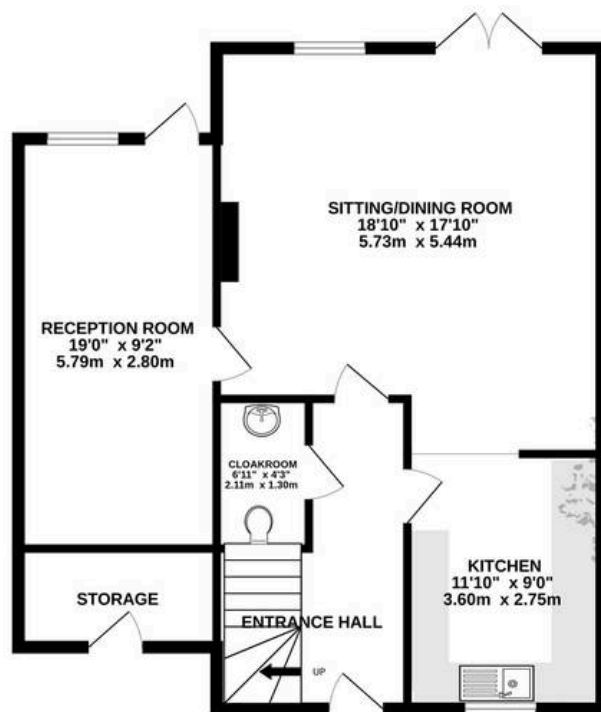




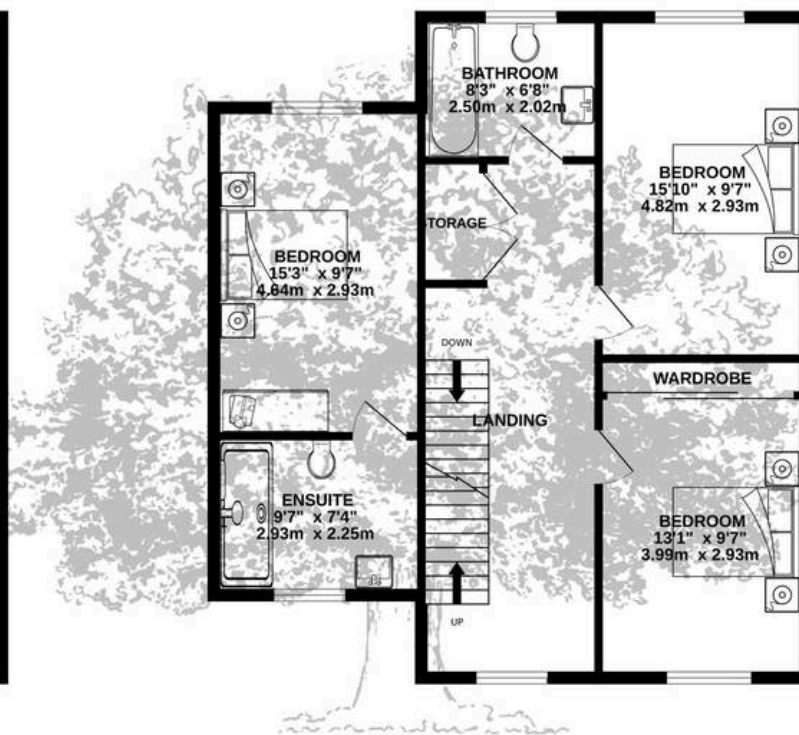




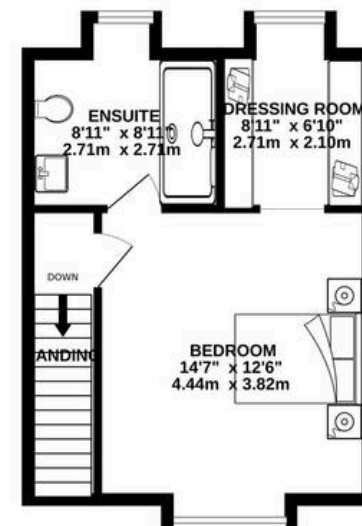
GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



2ND FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1866 sq.ft. (173.4 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.

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## Broadlands

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