



**4 Victoria Avenue Court Victoria Avenue, St. Helier**  
Asking £599,000

## 4 Victoria Avenue Court, Victoria Avenue, St Helier

- Stunning 2 bedroom 2 bathroom apartment
- 2 balconies with far reaching views over St Aubin's Bay
- Great size 1,356 square feet
- Single garage and an additional parking space
- Across the road from the beach and a short stroll to Town
- No onward chain
- Slight modernization required
- Located on the second floor - Lift access
- Call Don on 07829917172 or [don@broadlandsjersey.com](mailto:don@broadlandsjersey.com)
- Call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)

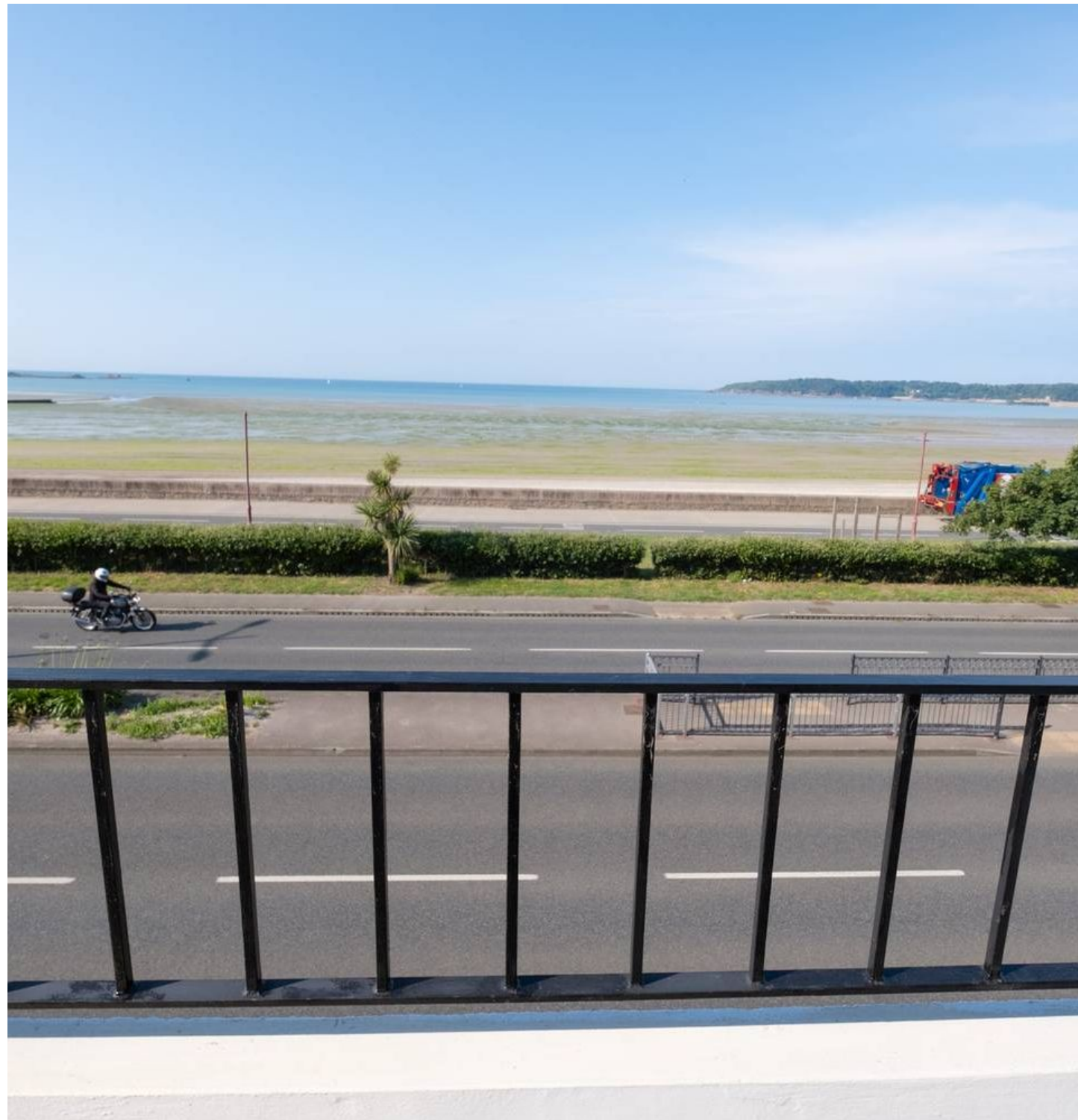


## 4 Victoria Avenue Court, Victoria Avenue, St Helier

This spectacular 2 bedroom 2 bathroom purpose built apartment is located within a small block of apartments that face directly onto Victoria Avenue and the seafront giving you panoramic views over St Aubin's Bay whilst being close to Millbrook Park & Town.

The south facing apartment is filled with natural light and consists of two double bedrooms. 2 bathrooms, - 1 being an ensuite - a guest WC, large lounge/diner, separate kitchen, with two balconies great for taking in the views. The property comes with a single garage and 1 additional parking space.

This great size apartment is 1,356 Sq. Ft vast compared to modern builds. In need of some slight modernization this is great value with no onward chain.



**Living**

Large lounge/diner, separate kitchen with range of integrated appliances. Separate cloakroom.

**Sleeping**

Two double bedrooms, 2 bathrooms, 1 being an En-suite.

**Outside**

Two private balconies. Garage and designated parking for one car.

**Services**

All main services. Service charges £960 per quarter, plus £700 per quarter for the sinking fund. The property has a private store room.

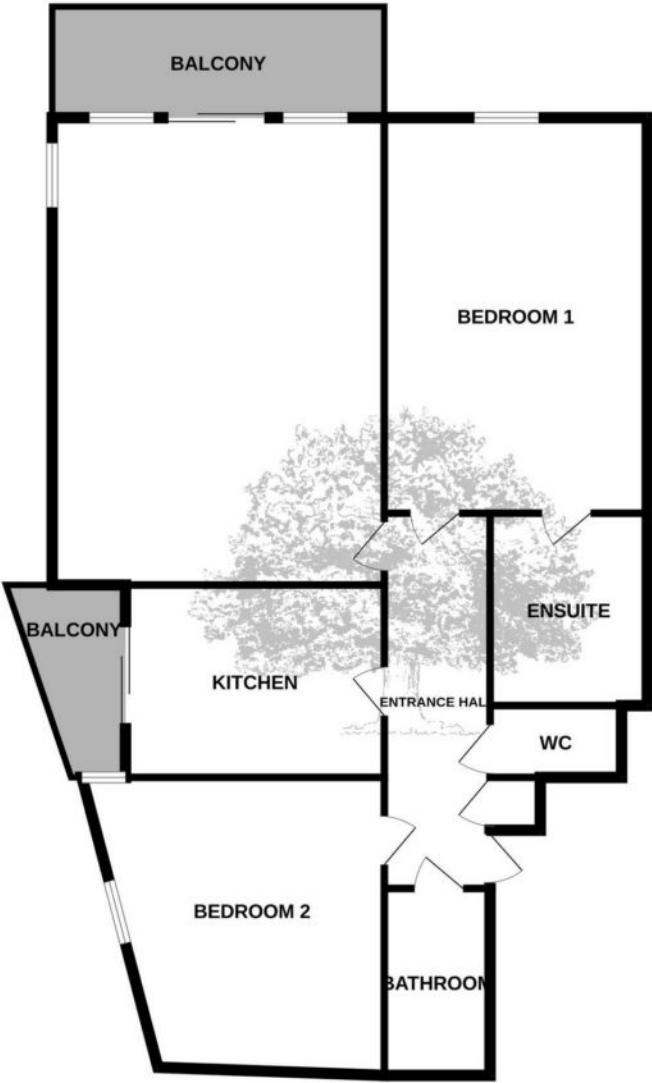
**Restrictions**

No children no pets.





SECOND FLOOR  
1289 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 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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