

FINDING YOU A HOME
SINCE 1972
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86 La Bouchere, Langtry Gardens, St. Saviours Hill, St. Saviour **BROADLANDS**
£725,000

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86 La Bouchere, Langtry Gardens, St. Saviours Hill

St. Saviour, Jersey

- Highly regarded over-55s development
- Two bedrooms and two bathrooms
- Bright open-plan living accommodation
- Walk-in condition throughout
- One designated parking space plus visitor parking
- Well-maintained communal gardens and community centre
- Excellent bus routes and close proximity to St Helier
- Contact Angela Binnie on angela@broadlandsjersey.com or 07829 900010



86 La Bouchere, Langtry Gardens, St. Saviours Hill

St. Saviour, Jersey

An excellent opportunity to acquire a well-maintained semi-detached cottage within the popular Langtry Gardens development, a purpose-built community designed exclusively for the over-55s. The property represents one of the island's most consistently sought-after later-life developments.

The accommodation is thoughtfully arranged and begins with a generous entrance hall, leading to a bright and welcoming open-plan living area. The modern kitchen is fitted with integrated appliances and flows seamlessly into the sitting room, creating a comfortable and practical living space. A separate dining room opens directly onto a private, enclosed paved garden, ideal for secure and low-maintenance outdoor use. The ground floor also benefits from a well-appointed house bathroom and a second bedroom with its own access to the garden, making it suitable for guests or flexible everyday living.

On the first floor, the principal bedroom is light-filled and spacious, featuring extensive built-in storage and a private en-suite bathroom. Externally, the property offers one designated parking space, together with ample visitor parking. Residents also enjoy access to attractive communal gardens and a community centre. Convenient bus links are close by, with St Helier just a short distance away.





Living Space

Bright and well-proportioned living space comprising an open-plan sitting room, contemporary kitchen, and separate dining room with garden access.

Sleeping

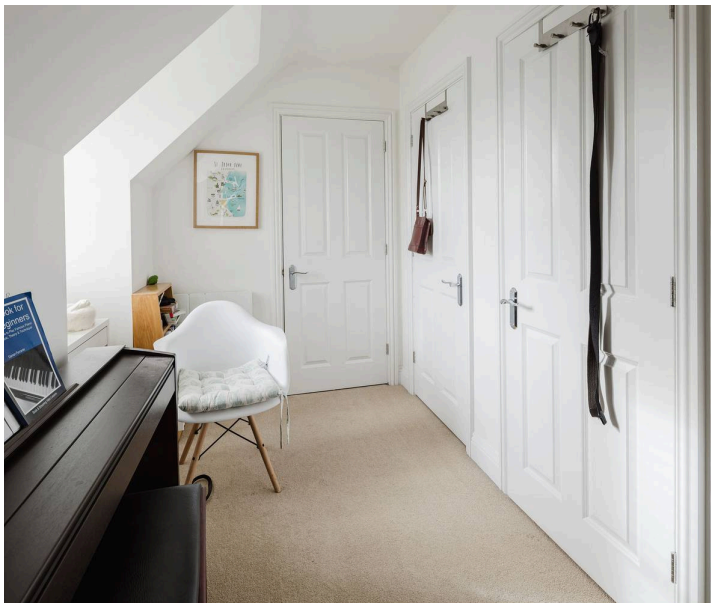
Two bedrooms including a spacious first-floor principal suite with built-in wardrobes and en-suite, plus a versatile ground-floor bedroom.

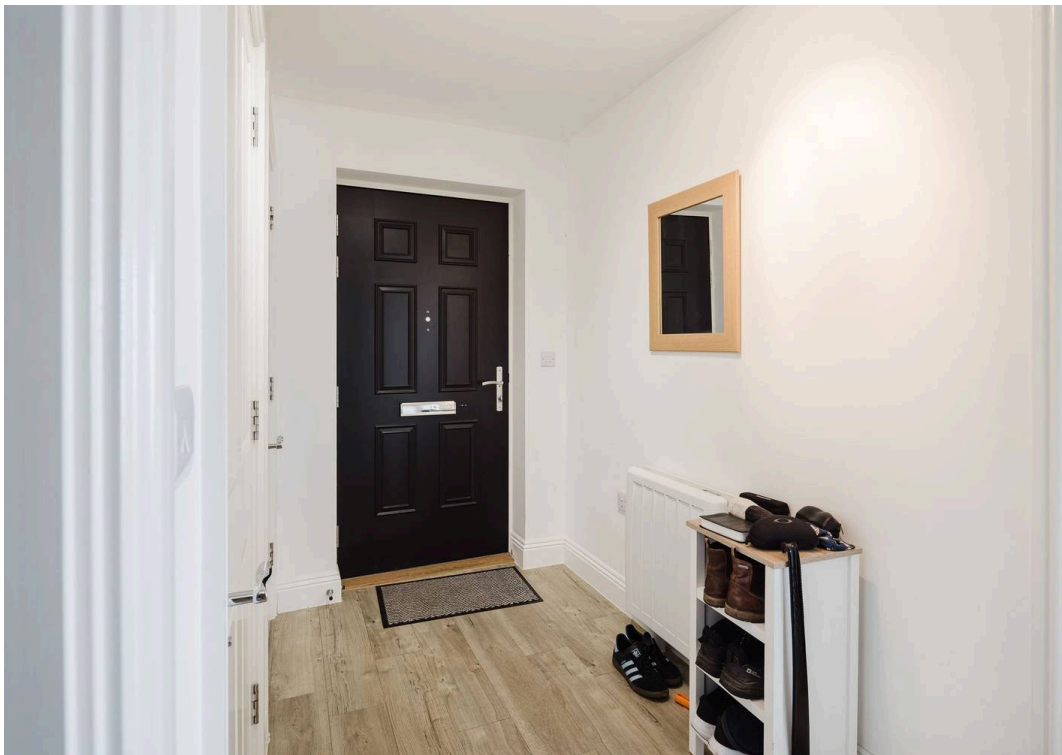
Services

All mains services including mains water, drainage and electric radiators. Managing agent is Maillard's & Co. Service charge is £91.00 per month.

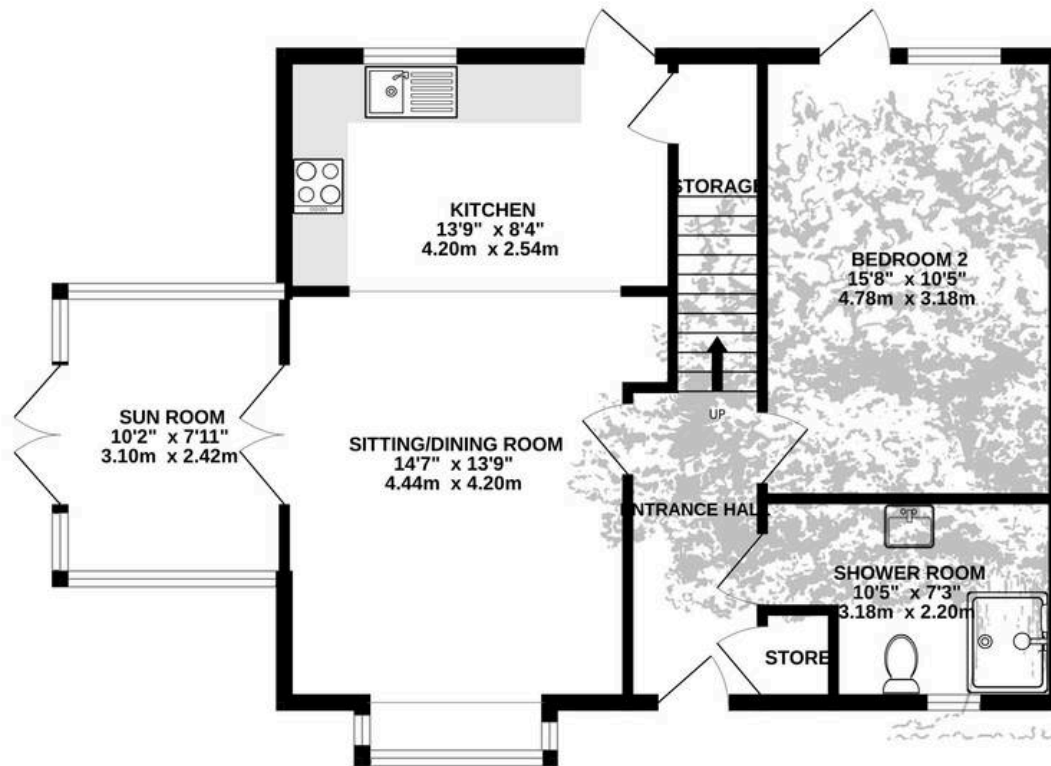
Parking

Allocated parking space x 1 (outside front door)

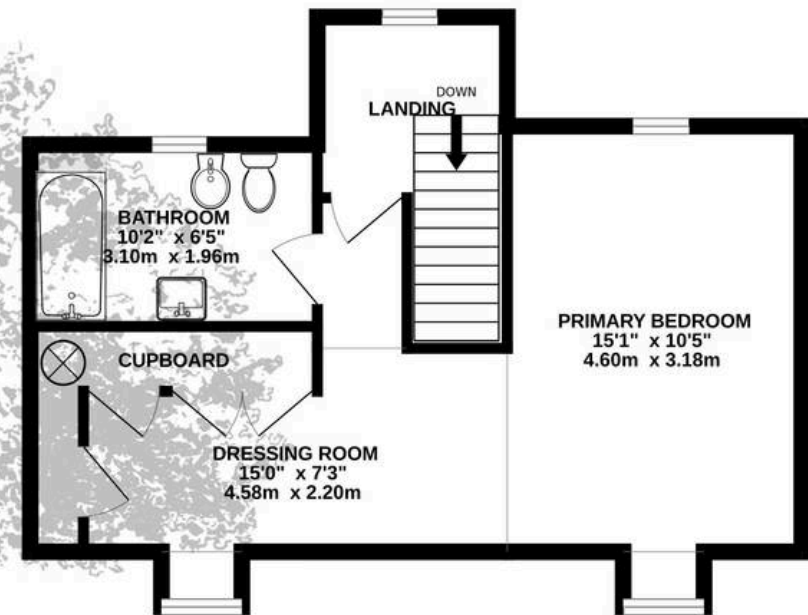




GROUND FLOOR



1ST FLOOR



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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