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**91 Langtry Gardens, St. Saviours Hill, St. Saviour**  
**£699,000**

**BROADLANDS**

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# 91 Langtry Gardens, St. Saviours Hill

St. Saviour, Jersey

Head up St Saviour's Hill and turn right into Langtry Gardens opposite Grainville playing fields, property is No 91.

- Two bedroom, two bathroom cottage
- Exclusive over 55's development
- Immaculate condition
- One designated parking space and ample visitor parking
- Generous size cottage 1,185 sq. ft
- Private secure garden
- Sole agents
- Please call Doug on 07700702585 or [doug@broadlandsjersey.com](mailto:doug@broadlandsjersey.com)



# 91 Langtry Gardens, St. Saviours Hill

St. Saviour, Jersey

Situated in the purpose-built enclave of Langtry Gardens, offering well designed accommodation specifically for the 'over 55s'. The cottage comprises a large entrance hall opening into the open plan living room and kitchen. The kitchen is fitted with good quality kitchen units and integrated appliances, this opens into the large living area. Off the living room you have a patio door into your private garden. The current owners have opted for a charming low maintenance approach, with a well maintained decked area and space for a shed and it is fully secure. Upstairs is a very spacious premier suite, light and bright throughout, with a large double bedroom, walk in dressing room with multiple built in wardrobes, and an ensuite bathroom. There is parking for one car with ample visitor parking available in the close. Additionally there are beautiful communal gardens, pentanque court, and community centre to utilise. On bus route and minutes to St Helier. Langtry Gardens is popular and early viewing highly recommended.





### **Living Area**

Large open plan living area. The fully fitted kitchen sits to one end with integrated Neff dishwasher, fan oven, hob, extractor fan and full size fridge freezer. Generous size living area. Large second bedroom on the ground floor versatile room, could be used as second bedroom or second reception. Door to garden.

### **Sleeping area**

The ground floor features a large double bedroom and fully fitted wet room. Upstairs comprises a very generous size premier bedroom which opens into a huge walk in dressing room, this could be closed off to make a 3rd bedroom or study if preferred. There is a fully fitted ensuite bathroom with 3 piece suite.

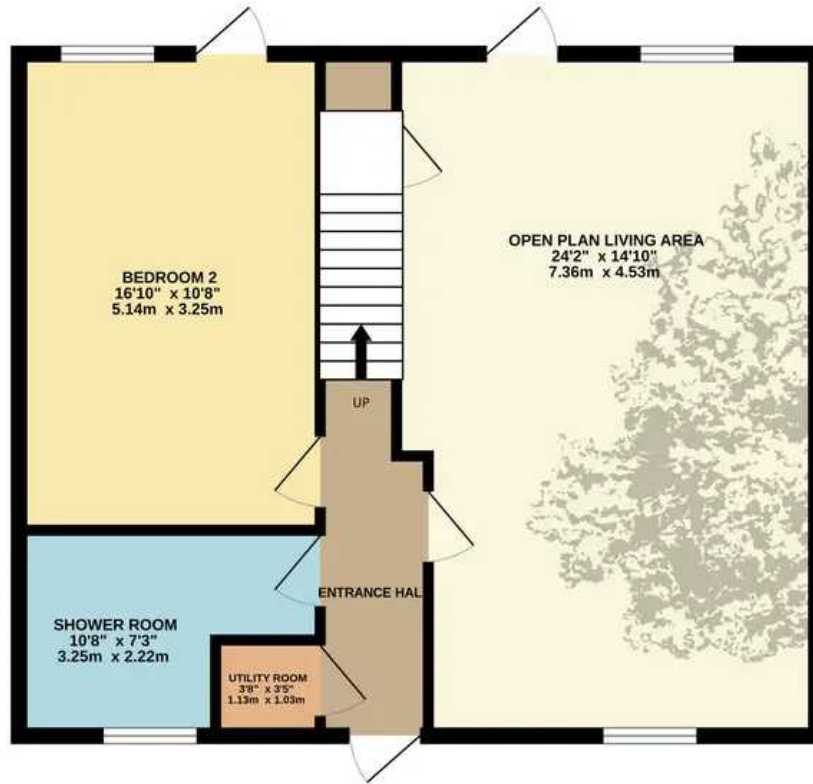
### **Services**

One owner from new 6 years ago. All mains (excl. gas). Fully double glazed. Electric radiators throughout. Service charge £62 pcm which contributes to communal maintenance, communal gardens and communal electric. Managed by Maillard & Co. There is a communal garden, greenhouse and potting shed, community centre and petanque court with activities such as yoga and tennis organised on site.

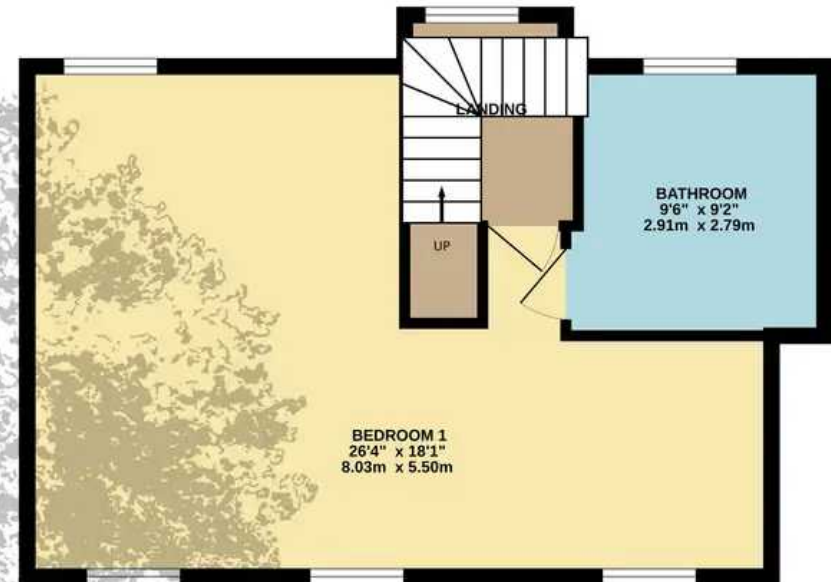




GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

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