



**4 Vienna Apartments, Victoria Road, St Saviour, Jersey, JE2 7YF**  
**£419,000**

## Vienna Apartments, St Saviour, JE2 7YF

This well-presented two-bedroom apartment offers superb value for money and generous living space in a highly convenient location just outside the town centre. Ideal as a first home, investment or possible downsizer, the property combines a practical layout with close proximity to local amenities, the beachfront, Howard Davis Park, and all the attractions of town — all within easy walking distance. Offering approximately 764 sq ft of accommodation, featuring a spacious living room, a modern fully fitted kitchen with contemporary eye and base-level units, and an archway through to a separate dining area with space for a full-sized table. Both bedrooms are comfortable doubles, and the house bathroom includes a bath with shower over. This property is in good condition throughout and benefits from full double glazing, electric heating, mains drains and water. It also includes one allocated parking space, visitor parking, and a monthly service charge of £149.50. Being sold chain free, this is a straightforward and appealing opportunity in a sought-after location.

### VIEWING

Please call Slomans on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

### ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

### SERVICES

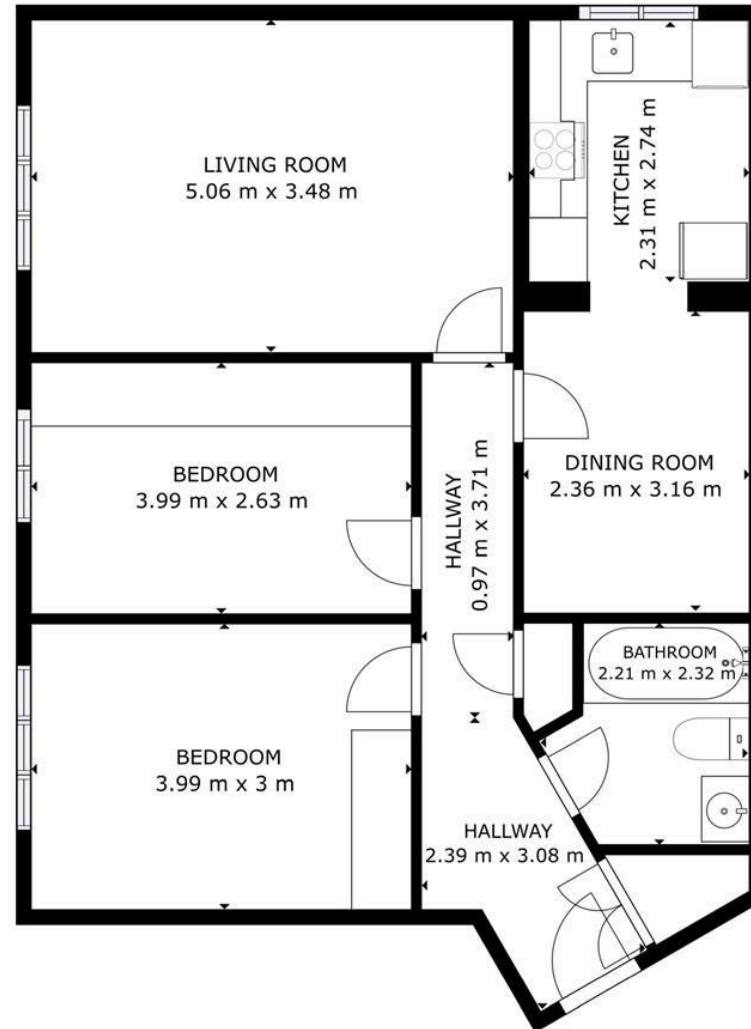
Electric heating.  
Fully double glazed.  
Mains drains and water.  
Service charge £149.50 per mth  
764 Sq Ft

### AGENTS NOTE

The apartments were subject to full exterior decoration in 2022 and benefited from a new roof and new drains.







GROSS INTERNAL AREA  
FLOOR 1: 71.28 m<sup>2</sup>  
TOTAL: 71.28 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Please note that this property has been virtually staged. The furnishings and décor shown are for illustrative purposes only.