

# BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT  
NUMBER **ONE** LIBRARY PLACE

1973



## FLAT 3 THE MAGNOLIAS, REGENT ROAD, ST HELIER, JE2 4XP

£225,000 || Ref 798

- FANTASTIC ONE BEDROOM DUPLEX APARTMENT
- RECENTLY REDECORATED WITH NEW KITCHEN
- GREAT LOCATION CLOSE TO THE CENTRE OF ST HELIER
- MOTIVATED VENDOR
- DESIGNATED PARKING SPACE
- MODERN SHOWER ROOM
- SOLE AGENT

Attractive 1 bedroom duplex apartment with parking, quietly situated on the ground and 1st floor in a block of just 6 apartments. Recently redecorated and presented in immaculate order, this bright and spacious apartment offers: open plan living space including a newly installed fully fitted kitchen with integrated appliances, huge double bedroom with plenty of space for wardrobes and study area, plus modern shower room. It feels like your own cottage! Ideal first step on the property ladder or solid investment with the potential to achieve 5% return. There is parking for 1 car and a communal bike store. Situated on a quiet road close to the amenities of town, the ultimate in convenient living! Please contact Joanna Sheppard on 07797887751 or email [joanna@broadlandsjersey.com](mailto:joanna@broadlandsjersey.com) to arrange your appointment to view.

#### Living Room/Kitchen

16'6" x 14'2" (5.05 x 4.34)



Open plan living space. Wood effect flooring. Fully fitted kitchen (only 9 months old) with integrated full size fridge/freezer, oven with hob and extractor above and sink with drainer. Stairs to 1st floor, with great storage space under the stairs.

#### Landing

Carpeted. Doors to bedroom and shower room.

#### Bedroom

12'5" x 10'6" (3.8 x 3.21)



Large room with 2 windows. Plenty of space for double bed, wardrobes and study desk. Carpeted.

#### Shower Room

4'9" x 7'6" (1.45 x 2.31)



3 piece suite, W.C, shower and wash hand basin.

#### Parking

Parking for 1 car 10 months of the year (6 flats in the block share 5 spaces and alternate).

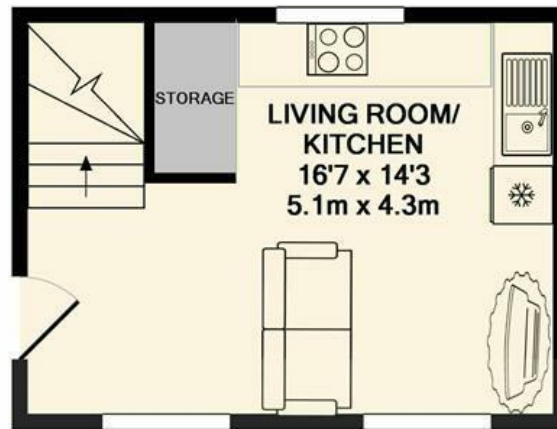
#### Services



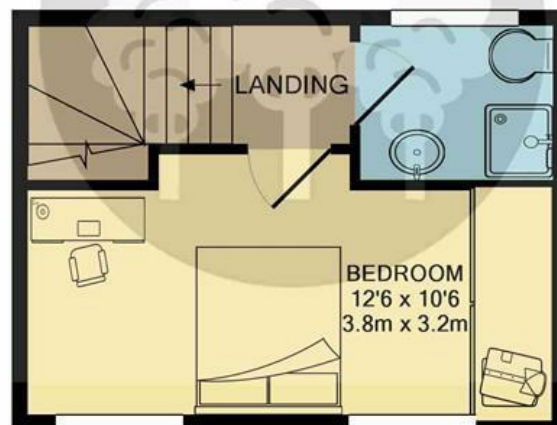
All electric heating - only a year old. Fully double glazed. Service charge of approx £115 per month, including your water bills, communal lighting and electric, building insurance, rates and property management fee.



**DIRECTIONS:** JT MAP 16 D 7 . On foot, walk up the steps at Snow Hill towards Regent Road, half way along Regent Road on the left is The Magnolias.go through the arch to the car park and the entrance is on the right'



GROUND FLOOR  
APPROX. FLOOR  
AREA 211 SQ.FT.  
(19.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 210 SQ.FT.  
(19.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 421 SQ.FT. (39.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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