

# BROADLANDS

EST.

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

1973



**APT 4, 79 ROUGE BOUILLON, ST. HELIER, JE2 3ZU**

**£279,000 | Flying Freehold | Ref 797**

- 1 DOUBLE BEDROOM APARTMENT
- 1 DESIGNATED PARKING SPACE
- IDEAL INVESTMENT OR FIRST HOME
- NEWLY RENOVATED
- MODERN & BRIGHT
- FLYING FREEHOLD

NEWLY RENOVATED PURPOSE BUILT APARTMENT! 1 double bedroom apartment complete with 1 designated parking space. Internally the living areas are bright and spacious with all the latest Neff appliances in the eat-in kitchen plus LED lighting throughout and all electric heating. Positioned on the outskirts of St Helier this would make an ideal investment or first home. Call Dave at Broadlands on 07700 753325 to arrange your viewing.

#### Lounge

14'5x14 (4.39mx4.27m)

A generous living with carpeted flooring, LED lighting and the latest electric heating.

#### Kitchen

10'5x8'2 (3.18mx2.49m)

Finished in gloss white with the latest Neff appliances to include: single oven, ceramic hob, extractor, dishwasher, washing machine & fridge freezer, tiled flooring and LED lighting.

#### Bedroom

12'2x10'2 (3.71mx3.10m)

A great size sleeping area with twin double glazed windows, carpeted flooring and LED lighting.

#### Bathroom

8'10x6'5 (2.69mx1.96m)

Fitted with a 3 piece white suite to include a Bath/shower, w/c & wash hand basin. Part tiled with LED lighting.

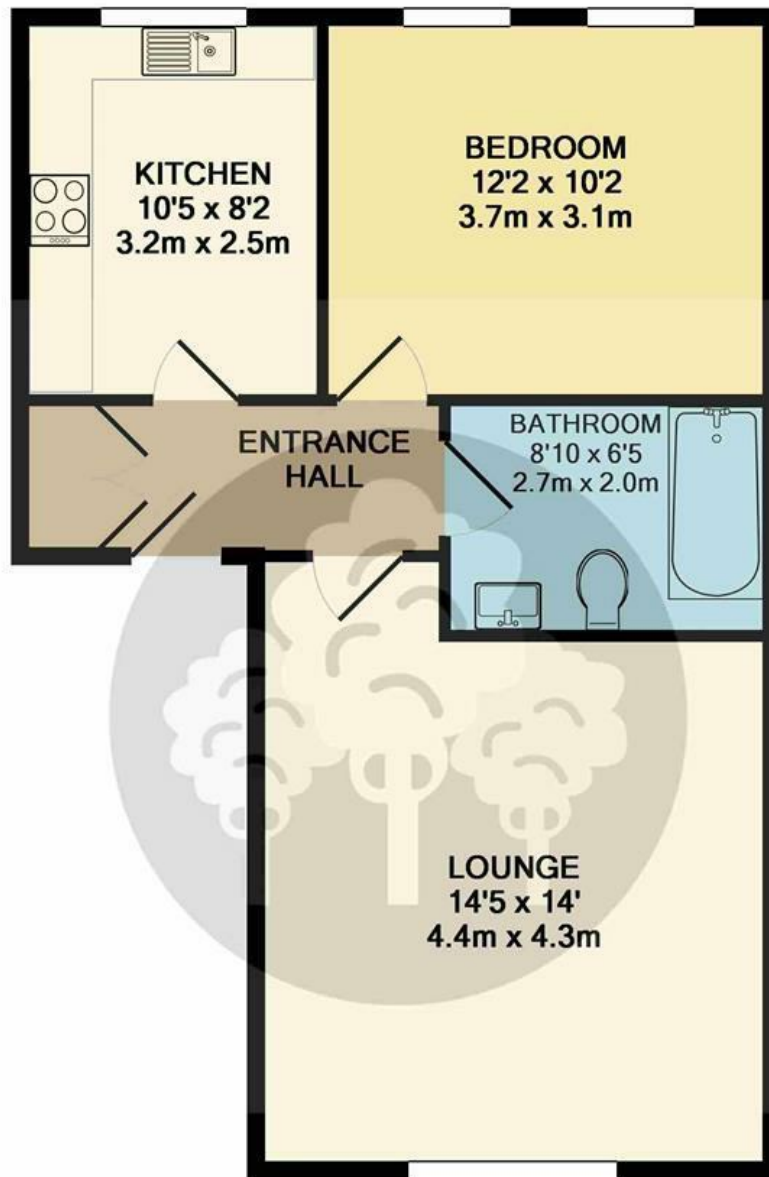
#### Services

All mains services (no gas)

#### Tenure

Flying Freehold

## DIRECTIONS:



**TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 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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